NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

To:
Mr Marsden
Plans 2 Extend Ltd
The Print Centre
Johnson Street
Atherton
M46 0RB

On Behalf Of:
Mr & Mrs Tonge
162 St Anns Road
Prestwich
Manchester
M25 9GJ

PART 1 - Particulars of Application

Application Number: 65917

Date of Registration: 11/09/2020

Proposal:
Single storey extension at side

Location:
162 St Anns Road, Prestwich, Manchester, M25 9GJ

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2 This decision relates to drawings numbered P2E270720 - Existing Rev a, P2E270720Rev b received 08/10/20 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:
P2E270720 - Existing Rev a, P2E270720Rev b received 08/10/20

NOTES TO APPLICANT

1. The applicant's attention is drawn to the existence of Public Right of Way No. 33 which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

Signed:

.....
On behalf of the Council

Date of Decision: 02/11/2020