

NOTICE OF PLANNING PERMISSION

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

To:

Mr Chris Cordes
2 Cromer Road
Bury
BL8 1ES

PART 1 - Particulars of Application

Application Number: 70850

Date of Registration: 13/06/2024

Proposal:

Two storey side extension, first floor side extension, front porch entrance, single storey rear extension, solar panels, brick boundary wall and railings to the front of site, new pedestrian access and widening of the existing vehicular access.

Location:

Cromer House, Cromer Road, Bury, BL8 1ES

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 drawing numbered 003 Rev P1 received on 13/06/2024, drawing numbered 001ED Rev E1 received on 08/07/2024, drawings numbered 007 Rev P and 008 Rev P0 received on 09/07/2024, drawings numbered 004 Rev P2 and 005 Rev P2 received on 18/07/2024, drawing numbered 006 Rev P2 received on 19/07/2024 and drawing numbered 010 Rev P received on 24/07/2024 as modified by the emails from Mr C.Cordes dated 08/07/2024, 09/07/2024, 18/07/2024, 19/07/2024 and 24/07/2024. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the .
Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 The proposed boundary wall shall incorporate foundations that do not encroach under the adjacent adopted highway.

Reason : To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

- 6 Within one month following construction of the boundary wall, a programme of highway remedial works required to reinstate the adjacent footway, identified as a result of the dilapidation survey, shall be submitted and agreed by the Local Planning Authority and the works implemented in accordance with the approved programme.

Reason - To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

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

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:

drawing numbered 003 Rev P1 received on 13/06/2024, drawing numbered 001ED Rev E1 received on 08/07/2024, drawings numbered 007 Rev P and 008 Rev P0 received on 09/07/2024, drawings numbered 004 Rev P2 and 005 Rev P2 received on 18/07/2024, drawing numbered 006 Rev P2 received on 19/07/2024 and drawing numbered 010 Rev P received on 24/07/2024 as modified by the emails from Mr C.Cordes dated 08/07/2024,

09/07/2024, 18/07/2024, 19/07/2024 and 24/07/2024.

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
2. This recommendation relates to the revised plan received by this Section on 24 July 2024.
3. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer.
4. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of boundary wall foundations under the adjacent adopted highway.
5. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway.

Signed:



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On behalf of the Council

Date of Decision: 14/08/2024