

NOTICE OF PLANNING PERMISSION

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

To:
Mr Maverick Gent
42 Durers Chase
Bury
M26 2TH

On Behalf Of:
Mr Matt Donnelly
25 Callender Street
Ramsbottom
Bury
BL0 9DX

PART 1 - Particulars of Application

Application Number: 70837

Date of Registration: 10/06/2024

Proposal:
Garage conversion to habitable along with the installation of roof lights on both the existing garage and the main dwelling.

Location:
25 Callender Street, Ramsbottom, Bury, BL0 9DX

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 106-P-001 P02, 106-P-002 P02, 106-P-010 P02, 106-P-013, 106-P-020, 106-P-021, 106-P-022, 106-P-030, 106-P-040, 106-P-100 P01, 106-P-110 P01, 106-P-113 P01, 106-P-120, 106-P-121, 106-P-122, 106-P-130, 106-P-140 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.
- 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.

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:

EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL5/2	OL5/2 - Development in River Valleys
EN2/2	EN2/2 - Conservation Area Control
EN6/4	EN6/4 - Wildlife Links and Corridors
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

106-P-001 P02
106-P-002 P02
106-P-010 P02
106-P-013
106-P-020
106-P-021
106-P-022
106-P-030
106-P-040
106-P-100 P01
106-P-110 P01
106-P-113 P01
106-P-120
106-P-121
106-P-122
106-P-130
106-P-140

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for haw', written in a cursive style.

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On behalf of the Council

Date of Decision: 14/08/2024