

NOTICE OF PLANNING PERMISSION

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

To:

William Holt
John Holt Architects Ltd
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mr Paul Taylor
11 Wadebridge Drive
Bury
Lancashire
BL8 2NN

PART 1 - Particulars of Application

Application Number: 70338

Date of Registration: 18/12/2023

Proposal:

Enlargement of two window openings to rear elevation

Location:

Shaunings Cottage, Bolton Road, Tottington, Bury, BL8 4JA

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 23/644.BP, 23/644.SLP and 23.644.03 received on 15/12/2023, drawings numbered 23.644.01 and 23.644.02 received on 18/12/2023 and drawing numbered 23/644.10(C) received on 22/03/2024 as modified by the email from John Holt Architects dated 22/03/2024. 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 proposed windows hereby approved shall be stone mullions, cills and headers to match the existing openings on the property.
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 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
OL1	OL1 - Green Belt
OL7/2	OL7/2 - West Pennine Moors
EN9/1	EN9/1 - Special Landscape Areas
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
NPPF	National Planning Policy Framework
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:

drawings numbered 23/644.BP, 23/644.SLP and 23.644.03 received on 15/12/2023, drawings numbered 23.644.01 and 23.644.02 received on 18/12/2023 and drawing numbered 23/644.10(C) received on 22/03/2024 as modified by the email from John Holt Architects dated 22/03/2024

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 3

.....
On behalf of the Council

Date of Decision: 27/03/2024