

NOTICE OF PLANNING PERMISSION

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

To:

Mr Paul Henderson
Evolve Architectural Design Ltd
2 St Matthews School House
Stanhill Lane
Oswaldtwistle
Accrington
BB5 4PZ

On Behalf Of:

Mr Lorne Entwistle
9 Castle Street
Ramsbottom
Bury
BL9 5NG

PART 1 - Particulars of Application

Application Number: 70465

Date of Registration: 02/02/2024

Proposal:

Enlargement of a first-floor window on the rear (north facing) elevation of the property and erection of detached carport with integral store

Location:

9 Castle Street, Summerseat, Bury, BL9 5NG

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 permission relates to the following plans and documents:

Drawing No. EAD_226_08: Location Plan;
Drawing No. EAD_226_06 Rev. S2: Proposed Site Plan;
Drawing No. EAD_226_03 Rev. S1: Proposed Floor Plan; and,
EAD_226_04 Rev. S2: Existing and Proposed Elevations, except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings and documents.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Local Plan, Greater Manchester Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application and the requirements

of condition 2 [approved plans] of this permission, the roof covering of the approved detached outbuilding/ covered car port and store shall be natural slate with ridges to match.

Reason: In order to preserve and enhance the special architectural or historic interest of the conservation area in which the site is set, in accordance with S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and Policies EN2/1: Character of Conservation Areas, EN2/2: Conservation Area Control, EN2/1: Visual Amenity and EN1/2: Townscape and Built Design, of the Bury Unitary Development Plan.

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:

OL1/2	OL1/2 - New Buildings in the Green Belt
EN1/2	EN1/2 - Townscape and Built Design
EN2/2	EN2/2 - Conservation Area Control
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
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-G9	The Green Belt
JP-P2	Heritage
NPPF	National Planning Policy Framework

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:

EAD_226_08: Location Plan
EAD_226_06 Rev. S2: Proposed Site Plan
EAD_226_03 Rev. S1: Proposed Floor Plan
EAD_226_04 Rev. S2: Existing and Proposed Elevations

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: 27/03/2024