

NOTICE OF PLANNING PERMISSION

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

To:

Mr F Unsworth
APB Building Surveyors
1 Maple Grove
Ramsbottom
Bury
BL0 0AN

On Behalf Of:

Mr D Melia
41 Hillside Crescent
Walmersley
Bury
Manchester
BL9 6PZ

PART 1 - Particulars of Application

Application Number: 63819

Date of Registration: 19/02/2019

Proposal:

Two storey extension at side/rear; Single storey garage/store extension at side/rear; Single storey extension at rear; Carport at side; Render to elevations

Location:

41 Hillside Crescent, Bury, BL9 6PZ

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 DWG/01/P and DWG/02/P 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 proposed access and car parking alterations indicated on approved plan reference DWG/01/P, incorporating the provision of a new footway crossing onto Hillside Crescent, driveways of the lengths indicated and boundary walls/fences with foundations that do not encroach under and do not exceed 1.0m in height adjacent to the abutting adopted highway, shall be implemented prior to the extension and new driveway being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development 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 pre-application discussions 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:

DWG/01/P and DWG/02/P

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway crossing. The cost of the works will be the responsibility of the applicant.
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary wall under the adjacent adopted highway.

Signed:



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On behalf of the Council

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Date of Decision: 25/03/2019