

NOTICE OF PLANNING PERMISSION

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

To:

Mr Hilton
15 Brooklands Road
Bury
Ramsbottom
BL0 9SW

PART 1 - Particulars of Application

Application Number: 68279

Date of Registration: 31/03/2022

Proposal:

Increase height to create a two storey dwelling plus additional two storey build at rear; External alterations and rendered elevations, two parking spaces at front.

Location:

15 Brooklands Road, Ramsbottom, Bury, BL0 9SW

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 SK100 Rev1, SK110 Rev1, and SK120 Rev1 as submitted on 09/06/2022 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 plus white rendering and oak wood for the front door.
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 Before the first occupation of the extension hereby permitted the first floor corridor window on the west side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 5 The development hereby approved shall not be brought into use unless and until the car parking and bin storage arrangements and boundary alterations indicated on approved plan reference SK100 Rev1, incorporating the provision of a footway crossing extension, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented.
Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
- 6 The loss and disturbance of the front dormer is likely to cause harm to common pipistrelle bats as identified in the Bat Survey by Martin Prescott Environmental Services dated 30th May 2022 and the proposed works shall not in any circumstances commence unless the local planning authority has been provided with either:
a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan, and NPPF chapter 15 - Conserving and enhancing the natural environment.
- 7 A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building is first occupied.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan, and NPPF chapter 15 - Conserving and enhancing the natural environment.

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:

NPPF National Planning Policy Framework

EN6 EN6 - Conservation of the Natural Environment
EN6/3 EN6/3 - Features of Ecological Value
EN8/2 EN8/2 - Woodland and Tree Planting
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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 SK001 - Planning - Existing Site Plan
Drawing SK010 - Planning - Existing GA Plans
Drawing SK020 - Planning - Existing Elevations
Drawing SK100 Rev1 - Planning - Proposed Site Plan
Drawing SK110 Rev1 - Planning - Proposed Plans
Drawing SK120 Rev1 - Planning - Proposed Elevations

NOTES TO APPLICANT

1. Air quality and electric vehicle charging point
It is recommended that the applicant shall provide electric vehicle (EV) charging points for each residential unit. EV chargepoints shall be chosen from the Electric Vehicle Homecharge Scheme approved chargepoint model list.
Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

Signed:



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On behalf of the Council

Date of Decision: 30/06/2022