

NOTICE OF PLANNING PERMISSION

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

To:

Mr Patrick Durkin
Durkin Architectural design
Badger House
Badger Lane
Blackshaw Head
Hebden Bridge
HX7 7JX

On Behalf Of:

Mr Taiwo
2 Westgate Avenue
Ramsbottom
Bury
BL0 9SS

PART 1 - Particulars of Application

Application Number: 68687

Date of Registration: 02/09/2022

Proposal:

Two storey extension at side with front porch;
Part single/Part two storey extension at rear;
Formation of parking area at front with new
vehicular access and erection of gate/fence

Location:

2 Westgate Avenue, Ramsbottom, Bury, BL0
9SS

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 the revised drawings 0693PCD/22, 0694PCD/22 and gate specification received 26/10/22 and proposed gate section plan received 24/10/22 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 Before the first occupation of the extension hereby permitted the 3 windows to the first floor east side elevation shall, as noted on approved plan 0694PCD/22, 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.

- 4 The access and car parking arrangements indicated on approved plan reference 0694PCD/22 Revision C received 26/10/22, incorporating the provision of a new footway crossing incorporating edging to demarcate the limits of the adopted highway, inward opening gates and boundary fence with foundations that do not encroach under the adjacent adopted highway, 7.5m long hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be provided to the satisfaction of the Local Planning Authority prior to the new driveway hereby approved being brought into use and thereafter maintained available for use at all times.
Reason. To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

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
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:

Revised drawings 0693PCD/22, 0694PCD/22 and gate specification received 26/10/22 and proposed gate section plan received 24/10/22

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 and any necessary highway remedial works. The cost of the works

will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read "For Kaitiaki".

3 of 3

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On behalf of the Council

Date of Decision: 08/11/2022