

NOTICE OF PLANNING PERMISSION

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

To:

Mr Robert Allen
R F Allen
346 Wigan Lane
Wigan
Lancashire
WN1 2RE

On Behalf Of:

Ms Natalie Price
8 Heapy Close
Bury
Lancashire
BL8 2HW

PART 1 - Particulars of Application

Application Number: 70508

Date of Registration: 13/02/2024

Proposal:

Demolition of conservatory & rear extension;
Single storey/two storey front & rear
extensions; Front porch; Raised paved area
to rear garden; Erection of front boundary
wall with gates; Replace existing boundary
fencing 2m high; Render to all elevations &
boundary wall

Location:

8 Heapy Close, Bury, BL8 2HW

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 24/8-HC/01, 24/8-HC/02, 24/8-HC/03, 24/8-HC/04, 24/8-HC/05, 24/8-HC/06, 24/8-HC/07, 24/8-HC/08, 24/8-HC/09, 24/8-HC/10, 24/8-HC/12, 24/8-HC/13, 24/8-HC/14, 24/8-HC/15, 24/8-HC/16, 24/8-HC/17 and 24/8-HC/19 received on 13/02/2024, drawing numbered 24/8-HC/11 Rev B received on 07/04/2024 and drawing numbered 24/8_HC/18 Rev B received on 08/04/2024 as modified by the emails from Mr Robert Allen dated 07/04/2024 and 08/04/2024. 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 proposal hereby approved shall be;

- Roof - Marley Edgemere interlocking concrete roof tiles to the new and existing roof areas.
- Windows - Anthracite Grey UPVC window frames.
- Doors - Anthracite Grey UPVC to front door and Anthracite Grey Powder coated aluminium double glazed frames to sliding/folding doors.
- Walls - White K-Rend to all new and existing walls.
- Boundary treatment - White rendered concrete boundary wall to the front of the site with metal infill panels and 2m closed boarded fence to the rear.
- Vehicle access and hardstanding - Concrete permeable pavements to the front and decorative paving slabs to the proposed raised area to the rear of the dwelling.

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 The revised access and boundary wall arrangements indicated on the approved plans, incorporating the provision of a footway crossing extension in a position to be agreed on site with the Highway Authority, demarcation of the limits of the adopted highway with the retention/provision of edgings at the back of the footway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, electric sliding gate, boundary wall set back from and with foundations that do not encroach under the adjacent adopted highway and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, shall be implemented prior to the extended driveway and extensions hereby approved being brought into use.

Reason -To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in 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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations
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 24/8-HC/01, 24/8-HC/02, 24/8-HC/03, 24/8-HC/04, 24/8-HC/05, 24/8-HC/06, 24/8-HC/07, 24/8-HC/08, 24/8-HC/09, 24/8-HC/10, 24/8-HC/12, 24/8-HC/13, 24/8-HC/14, 24/8-HC/15, 24/8-HC/16, 24/8-HC/17 and 24/8-HC/19 received on 13/02/2024, drawing numbered 24/8-HC/11 Rev B received on 07/04/2024 and drawing numbered 24/8_HC/18 Rev B received on 08/04/2024 as modified by the emails from Mr Robert Allen dated 07/04/2024 and 08/04/2024.

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by this Section on 07 April 2004 and 08 April 2024.
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the footway crossing extension and any associated highway remedial works. The cost of the works will be the responsibility of the applicant.

Signed:



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On behalf of the Council

Date of Decision: 12/04/2024