

NOTICE OF PLANNING PERMISSION

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

To:

Mr Richard Lowe
Candid Architecture Ltd
93 Parsonage Road
Heaton Moor
Stockport
SK4 4JL

On Behalf Of:

Sonja Butterworth
1 A Rowlands Road
Ramsbottom
Bury
BL9 5NF

PART 1 - Particulars of Application

Application Number: 71815

Date of Registration: 16/04/2025

Proposal:

Single storey front/side extension; Single storey rear extension with balustrade balcony; Rear juliette balcony; Render to all elevations

Location:

1A Rowlands Road, Summerseat,
Ramsbottom, Bury, BL9 5NF

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 RG404/PL01, RG404/EX01 C, RG404/EX02 B, RG404/PL02, RG404/PL03, RG404/V01 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 and Places for Everyone Joint Development Plan listed.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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 OI1/2 - New Buildings in the Green Belt
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

RG404/PL01
RG404/EX01 C
RG404/EX02 B
RG404/PL02
RG404/PL03
RG404/V01

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

2 of 2

.....
On behalf of the Council

Date of Decision: 29/05/2025