

NOTICE OF PLANNING PERMISSION

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

To:

Holt
John Holt Architects Ltd
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mr Taylor
11 Wadebridge Drive
Bury
BL8 2NN

PART 1 - Particulars of Application

Application Number: 71367

Date of Registration: 22/11/2024

Proposal:

Erection of single storey Garden Room.

Location:

Shaunings Cottage, Bolton Road, Tottington,
Bury, BL8 4JA

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 drawing numbered 23/644.SLP received on 03/12/2024, drawing numbered 23.644.19(A) received on 05/12/2024 and drawing numbered 23.644.20 (A) received on 06/01/2025 as modified by the email from John Holt Architects Ltd dated 05/12/2024 and 06/01/2025. 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 in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be Larch cladding to the walls, timber framed windows to match the cladding and corrugated fibre cement boards to the roof as noted on the proposed drawing and application form.
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.

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:

SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3	H2/3 - Extensions and Alterations
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL7/2	OL7/2 - West Pennine Moors
NPPF	National Planning Policy Framework
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:

drawing numbered 23/644.SLP received on 03/12/2024, drawing numbered 23.644.19(A) received on 05/12/2024 and drawing numbered 23.644.20 (A) received on 06/01/2025 as modified by the email from John Holt Architects Ltd dated 05/12/2024 and 06/01/2025

NOTES TO APPLICANT

- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 07/01/2025