

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Mamdouh Asher  
Asher Design Services Ltd.  
Office 9  
30 The Downs  
Altrincham  
Cheshire  
WA14 2PX

**On Behalf Of:**

Mr & Mrs Ainsworth  
22 Earl Road  
Ramsbottom  
Bury  
BL0 9EF

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### PART 1 - Particulars of Application

**Application Number:** 73231

**Date of Registration:** 03/06/2026

**Proposal:**

Single storey infill extension at rear;  
basement and ground floor extension at front;  
first floor extension at front; single storey infill  
extension at rear; erection of outbuilding in  
the rear garden to form gym; patio area /  
covered patio area to basement and steps  
from basement and ground floors

**Location:**

22 Earl Road, Ramsbottom, Bury, BL0 9EF

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### 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 2602 - 100, 101, 102, 103, 201C, 202C, 203D and 204 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.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.  
Reason. In the interests of visual amenity and to ensure a satisfactory development

pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

**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.

EN1/2 EN1/2 - Townscape and Built Design

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 2602 - 100, 101, 102, 103, 201C, 202C, 203D and 204

**NOTES TO APPLICANT**

Not Applicable

Signed:

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

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On behalf of the Council

**Date of Decision:** 15/07/2026