

NOTICE OF PLANNING PERMISSION

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

To:

Paul Clark
CJ Partnership
Blue Pit Mill
Queensway
Castleton
Rochdale
OL11 2PG

On Behalf Of:

Andrew & Karen Chaytow
20 Church Lane
Whitefield
Manchester
M45 7NF

PART 1 - Particulars of Application

Application Number: 72358

Date of Registration: 29/09/2025

Proposal:

Conversion of existing garage to lounge and erection of a single storey detached garage to front/side

Location:

20 Church Lane, Whitefield, Manchester, M45 7NF

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 01, 02, 04A, 05, 07, 08 B, 09, 11 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 Samples of the materials to be used in the external elevations, natural stone (for the plinth and windows headers and sills), natural slate and brick (the infill wall of the converted garage shall be of the same brick bond as the existing dwelling) together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies

EN1/1 - Visual Amenity, EN2/1- Character of Conservation Areas and EN2/2
-Conservation Area Control of the Bury Unitary Development Plan

- 4 Details of the windows shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved windows shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 - Visual Amenity, EN2/1- Character of Conservation Areas and EN2/2 -Conservation Area Control of the Bury Unitary Development Plan
- 5 No trees, unless indicated otherwise on the approved plans, shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policies EN2/1 - Character of Conservation Areas, EN2/2 Conservation Area Control, EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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:

EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN8/2	EN8/2 - Woodland and Tree Planting
PFE	Places for Everyone
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:

01, 02, 04A, 05, 07, 08 B, 09, 11

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 14/11/2025