

NOTICE OF PLANNING PERMISSION

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

To:

Mr Peel
Peel Design Partnership Ltd
Hilpsford New Barn Lane
Rawtenstall
BB4 6HT

On Behalf Of:

Ms DeKoning
4 Shipperbottom Lane
Ramsbottom
Bury
BL0 0DB

PART 1 - Particulars of Application

Application Number: 68222

Date of Registration: 16/03/2022

Proposal:

Two storey extension at side, single storey extension at rear, steps to front entrance and raised patio area at rear, fence 2.1m high alongside patio

Location:

4 Shipper Bottom Lane, Ramsbottom, Bury, BL0 0DB

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 22-05-10 RevA as submitted on 09/06/2022 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 listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building plus rendering as outlined in drawings submitted on 17/03/2022.
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 Before the first occupation of the extension hereby permitted fencing is to be erected at 1.7m above the raised patio level along the shared boundary and be permanently retained in that condition thereafter.

Reason: To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 5 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials 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.

- 6 The development hereby approved shall not be brought into use unless and until the access, parking and bin storage arrangements indicated on approved plan reference 22-05-10 Revision A, incorporating a new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the highway and all associated remedial works to reinstate the adjacent Public Right of Way to its former condition prior to commencement of the development, have been implemented in full.

Reason: To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.

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:

NPPF National Planning Policy Framework
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Proposed floor plans and elevations (dwg no. 22-05-10 RevA) as submitted on 09/06/2022.

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any highway remedial works required as a result of the proposed development. The cost of the works will be the responsibility of the developer.
2. The applicant's attention is drawn to the existence of Public Right of Way No.102, Ramsbottom, which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

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: 11/07/2022