

NOTICE OF PLANNING PERMISSION

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

To:

Mr Mark Gordon
MGD
12 Westbury Close
Bury
BL8 2LW

On Behalf Of:

Mr Andrew Avanesia
38 Prestwich Park Road South
Prestwich
Manchester
M25 9PE

PART 1 - Particulars of Application

Application Number: 64286

Date of Registration: 06/06/2019

Proposal:

Demolition of existing two storey rear extension; Two storey extension at rear with balcony and single storey extension at side; Dormer at front; Installation of basement window to front elevation; Alterations/repairs to existing boundary wall and formation of new front driveway with gates/vehicular access to garage; Replacement windows

Location:

38 Prestwich Park Road South, Prestwich, Manchester, M25 9PE

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 38PPRS/201/PL, 38PPRS/202/PL, 38PPRS/203/PL Revision P1, 38PPRS/204/PL Revision P4, 38PPRS/205 PL Revision P6, 38PPRS/206/PL Revision P6, 38PPRS/207/PL Revision P3 and 38PPRS/208/PL Revision P2 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 3 Details/Samples of the (materials/bricks) to be used in the external elevations,

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 Policy EN1/1 Visual Amenity.

- 4 The proposed access and car parking alterations indicated on the approved plans, incorporating the provision of the required footway crossing, reinstatement of the redundant crossing to adjacent footway levels, provision of infill boundary wall with foundations that do not encroach under the adjacent adopted highway, provision of inward opening gates, relocation/replacement of the affected bollard within the verge, provision of give-way markings at the adjacent junction and all associated highway remedial works, shall be implemented prior to the extension and new driveway being brought into use and thereafter maintained at all times.

Reason - To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 5 The turning facilities indicated on the approved plans shall be provided before the extension and new driveway are brought into use and the areas used to manoeuvre vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road 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:

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.
NPPF	National Planning Policy Framework
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN8/1	EN8/1 - Tree Preservation Orders
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value

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 38PPRS/201/PL, 38PPRS/202/PL, 38PPRS/203/PL Revision P1, 38PPRS/204/PL Revision P4, 38PPRS/205 PL Revision P6, 38PPRS/206/PL Revision P6, 38PPRS/207/PL Revision P3 and 38PPRS/208/PL Revision P2

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed highway works. The cost of the works will be the responsibility of the applicant.
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway.
3. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary wall under the adjacent adopted highway.
4. Whilst the existing roof space is already used as living space and the building would be assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during the works to the roof all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Signed:

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On behalf of the Council

Date of Decision: 12/07/2019