

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Darren Pomfret  
Manchester Building Design Ltd  
8 Gas Street  
Hollingworth  
Hyde  
Greater Manchester  
SK14 8JD

**On Behalf Of:**

Mr Ali Khan  
93 Simister Lane  
Prestwich  
Manchester  
M25 2SU

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### PART 1 - Particulars of Application

**Application Number:** 72079

**Date of Registration:** 21/07/2025

**Proposal:**

Single storey front extension, two/single storey extensions at rear with ground floor balcony at rear; Render to external elevations

**Location:**

93 Simister Lane, Prestwich, Manchester, M25 2SU

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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 dwg no. 86/25-30 rev A, dwg no. 86/25-31 rev F, dwg no. 86/25/32 rev F, dwg no. 86/25-33 rev F 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.

### 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:**

EN1/1 EN1/1 - Visual Amenity  
EN1/2 EN1/2 - Townscape and Built Design  
EN1/3 EN1/3 - Landscaping Provision  
EN2/3 EN2/3 - Listed Buildings  
EN6/3 EN6/3 - Features of Ecological Value  
SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt  
NPPF National Planning Policy Framework  
H2/3 H2/3 - Extensions and Alterations  
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:**

dwg no. 86/25-30 rev A, dwg no. 86/25-31 rev F, dwg no. 86/25/32 rev F, dwg no. 86/25-33 rev F

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 26/11/2025