

NOTICE OF PLANNING PERMISSION

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

To:

Mr Gary Dearden
PPY Design Ltd
2 Helmsore Road
Holcombe Village
Bury
BL8 4PA

On Behalf Of:

Mr Peter Kenyon & Ms Gill Pelham
Meadow Heys
Moorbottom Road
Ramsbottom
Bury
BL8 4NS

PART 1 - Particulars of Application

Application Number: 72862

Date of Registration: 03/03/2026

Proposal:

Single storey rear extension with timber cladding; new facing brick to external walls; new black upvc windows and doors and installation of solar tiles to roof at front

Location:

Meadow Heys, Moorbottom Road,
Ramsbottom, Bury, BL8 4NS

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 PK-00, 01, 02A, 03 and 04 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 Details/Samples of the bricks and solar tiles 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 bricks/tiles 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 H2/3 Extensions and Alterations.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

- OL1/2 OI1/2 - New Buildings in the Green Belt
- EN2/2 EN2/2 - Conservation Area Control
- H2/3 H2/3 - Extensions and Alterations
- EN4/1 EN4/1 - Renewable Energy
- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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 PK-00, 01, 02A, 03 and 04.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 16/04/2026