

NOTICE OF PLANNING PERMISSION

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

To:
Mr Stewart Rothwell
564 Bolton Road
Bury
BL8 2DU

On Behalf Of:
Mr Konrad Hill
4 Garden Street
Summerseat
Bury
BL9 5PQ

PART 1 - Particulars of Application

Application Number: 70118

Date of Registration: 27/11/2023

Proposal:
Single storey rear extension

Location:
4 Garden Street, Summerseat, Bury, BL9
5PQ

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 This decision relates to drawing numbered Sheet 1 received on 28/09/2023 and revised proposed drawing numbered Sheet 2 Rev 1 received on 29/11/2023 as modified by the email from Mr Stewart Rothwell dated 29/11/2023. The development shall not be carried out except in accordance with the details 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 .
- 2 The external finishing materials for the proposal hereby approved shall match those of the existing building.
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.
- 3 The amended parking arrangements indicated on approved plan reference Sheet 2 Revision 1 incorporating the retention of a 5.5m minimum hardstanding shall be implemented before the new parking facilities hereby approved are brought into use
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, all in the interests of highway safety pursuant to Bury UDP Policy H2/3 -

Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 4 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose 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 pursuant to UDP Policy H2/3 Extensions and Alterations.

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:

EN9/1 EN9/1 - Special Landscape Areas
OL5/2 OL5/2 - Development in River Valleys
OL1/1 OL1/1 - Designation of Green Belt
EN6/4 EN6/4 - Wildlife Links and Corridors
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

drawing numbered Sheet 1 received on 28/09/2023 and revised proposed drawing numbered Sheet 2 Rev 1 received on 29/11/2023 as modified by the email from Mr Stewart Rothwell dated 29/11/2023.

NOTES TO APPLICANT

- . This recommendation relates to the revised plan received by the Council on 29 November 2023.

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 10/01/2024