

NOTICE OF PLANNING PERMISSION

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

To:

Mrs D Winterbottom
Plans Drawn
4 Swallow Close
Carrbrook
Stalybridge
SK15 3LU

On Behalf Of:

Mr S King
8 Mayfair Grove
Whitefield
M45 6BQ

PART 1 - Particulars of Application

Application Number: 67200

Date of Registration: 02/09/2021

Proposal:

Two storey rear and side extension; single storey rear extension; increase in height of roof; juliette balcony to the rear

Location:

8 Mayfair Grove, Whitefield, Manchester,
M45 6BQ

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 location plans and proposed loft floor plans received on 28/06/2021, street scene drawing received on 01/09/2021, proposed block plan, proposed south side elevation, existing location plan and existing floor plans and elevations received on 02/09/2021 as well as revised elevation drawing received on 02/12/2021 and revised proposed north side elevation received on 09/12/2021 as modified by the emails from Mr Simon King. 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.
- 3 Details of the materials 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 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 guidance within SPD 6 Alterations and Extensions.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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:

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:

location plans and proposed loft floor plans received on 28/06/2021, street scene drawing received on 01/09/2021, proposed block plan, proposed south side elevation, existing location plan and existing floor plans and elevations received on 02/09/2021 as well as revised elevation drawing received on 02/12/2021 and revised proposed north side elevation received on 09/12/2021 as modified by the emails from Mr Simon King

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Kavanagh'.

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On behalf of the Council

Date of Decision: 05/01/2022