NOTICE OF PLANNING PERMISSION

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

To:
Mr Brendan O'Donovan
Aew Architects
Zenith Building
Spring Gardens
Manchester
M2 1AB

On Behalf Of:
Holly Gentry
C/O Aew Architects
Zenith Building
Spring Gardens
Manchester
M2 1AB

PART 1 - Particulars of Application

Application Number: 65884

Date of Registration: 26/08/2020

Proposal:
Variation of condition no. 2 (approved plans) and no. 3 (external finishing materials) of planning permission 64666 (single storey extensions, glazed porch, ramped access and landscaping) to allow for revised materials and changes to the fenestration including: amendments to the style of the windows in the north elevation; the addition of an ensuite window in the north elevation; reduced windows in the east elevation; removal of the kitchen window from the south elevation; additional kitchen window to the west elevation and a flat roof and roof lantern above the extension on the west elevation.

Location:
22 Mile Lane, Bury, BL8 2JE

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 11322-AEW-XX-SI-DR-A-501 Rev P1 11322-AEW-XX-SI-DR-A-0502 Rev P1, 11322-AEW-XX-00-DR-A-0503 Rev P1, 11322-AEW-XX--XX-DR-A-0504 Rev P1, 11322-AEW-XX-SI-DR-A-0511 Rev P1, 11322-AEW-XX-SI-DR-A-0512 Rev C3, P1, 11322-AEW-XX-00-DR-A-0513 Rev P4, 11322-AEW-XX-XX-DR-A-0514 Rev P4 and 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 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:

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:
11322-AEW-XX-SI-DR-A-501 Rev P1 11322-AEW-XX-SI-DR-A-0502 Rev P1, 11322-AEW-XX-00-DR-A-0503 Rev P1, 11322-AEW-XX--XX-DR-A-0504 Rev P1, 11322-AEW-XX-SI-DR-A-0511 Rev P1, 11322-AEW-XX-SI-DR-A-0512 Rev C3, P1, 11322-AEW-XX-00-DR-A-0513 Rev P4, 11322-AEW-XX-XX-DR-A-0514 Rev P4

NOTES TO APPLICANT
Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 19/10/2020