

NOTICE OF PLANNING PERMISSION

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

To:

Rachel Webster
Home Organisation Made Easy
15 Springside View
Brandlesholme
5th Floor Brunel House
Bury
BL8 4LU

On Behalf Of:

Mr Andy Hogan
49 Byron Road
Tottington
Bury
BL8 4EN

PART 1 - Particulars of Application

Application Number: 69473

Date of Registration: 13/04/2023

Proposal:

Two/single storey extension at side and single storey front extension; Formation of raised patio with glazed balustrade at rear; Erection of boundary wall/fence to sides and rear; Alterations to existing driveway

Location:

49 Byron Road, Tottington, Bury, BL8 4EN

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 0013/01_01, 0013/01_02 Rev F, 0013/01_03 Rev A, 0013/01_04, 0013/01_05 Rev C, 0013/01_06 Rev A, 0013/01_07 Rev A, 0013/01_08 Rev D, 0013/01_09 Rev B, 0013/01_10 Rev A, 0013/01_11 Rev A, 0013/01_12 Rev D, 0013/01_13 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.
- 3 The car parking alterations indicated on approved plan reference 0013/01_12 Revision D, incorporating the extension of the existing footway crossing to a scope and specification to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, hardstanding to the dimensions and limits shown in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated remedial works required to

reinstate the footway to its former condition prior to commencement of the development, have been implemented to the satisfaction of the Local Planning Authority.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated 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 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:

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:

0013/01_01, 0013/01_02 Rev F, 0013/01_03 Rev A, 0013/01_04, 0013/01_05 Rev C, 0013/01_06 Rev A, 0013/01_07 Rev A, 0013/01_08 Rev D, 0013/01_09 Rev B, 0013/01_10 Rev A, 0013/01_11 Rev A, 0013/01_12 Rev D, 0013/01_13

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed footway crossing extension and all associated highway remedial works. The cost of the works will be the responsibility of the developer.

Signed:



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On behalf of the Council

Date of Decision: 20/06/2023