

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mrs Sonia Pabla-Thomas  
Space Architecture & Planning  
The Old Town hall  
Lapwing Lane  
West Didsbury  
Manchester  
M202NR

**On Behalf Of:**

Mr Sean Doherty  
28 Polefield Road  
Prestwich  
Manchester  
M25 2GN

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### PART 1 - Particulars of Application

**Application Number:** 72751

**Date of Registration:** 20/02/2026

**Proposal:**

Demolition of existing garage rear wall and construction of single storey rear extension; increase in roof height of existing garage; raised patio to rear and replacement glazing to front porch

**Location:**

28 Polefield Road, Prestwich, Manchester, M25 2GN

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### 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 0290\_20\_100 Rev A, 0290\_20\_200 Rev A, 0290\_20\_201 Rev A, 0290\_20\_202 Rev A and 0290\_21\_200 Rev A 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 The external finishing materials for the proposal hereby approved shall match those of the existing building, or be those proposed within this application and shown on the conditioned plans.  
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.

**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. |
| SPD11 | Development Control Policy Guidance Note 11 - Parking Standards in Bury                   |
| NPPF  | National Planning Policy Framework                                                        |
| PFE   | Places for Everyone                                                                       |

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:**

Proposed Site Plan, drawing number 0290\_20\_100 Rev A, dated 27/08/2024  
Proposed L0 and L1 Plans, drawing number 0290\_20\_200 Rev A, dated 27/08/2024  
Proposed L2 and Roof Plans, drawing number 0290\_20\_201 Rev A, dated 27/08/2024  
Proposed Sections, drawing number 0290\_20\_202 Rev A, dated 27/08/2024  
Proposed Elevations, drawing number 0290\_21\_200 Rev A, dated 27/08/2024

**NOTES TO APPLICANT**

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

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:** 10/04/2026