

NOTICE OF PLANNING PERMISSION

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

To:

Mr Khan
Studio Tashkeel Architecture
89 Princess Street
Manchester
M1 4HT

On Behalf Of:

Mr Spahiu
100 Park Lane
Bury
Whitefield
M45 7PT

PART 1 - Particulars of Application

Application Number: 68229

Date of Registration: 18/03/2022

Proposal:

Landscaping changes to allow for two parking spaces at the front garden as well as a shared stair with adjoining property, removal of side door, plus relocation of one door at rear, and enlarged garage

Location:

100 Park Lane, Whitefield, Manchester, M45 7PT

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 PL_001 RevC, PL_002, PL_003 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 external finishing materials for the proposal hereby approved shall match those of the existing building plus light coloured rendering.
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.
- 4 The development hereby approved shall not be brought into use unless and until the parking arrangements and measures to prevent the discharge of surface water onto the adjacent adopted highway indicated on approved plan reference PL_001

Revision C have been implemented.

Reason. To maintain the integrity of the adopted highway, in the interests of highway safety.

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:

NPPF National Planning Policy Framework
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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 - Location Plan and GA Site Plans (dwg no. PL_001 RevC)
Drawing - GA Proposed Coloured Site Plan (dwg no. PL_002)
Drawing - GA Existing & Proposed Elevations (dwg no. PL_003)

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 any required highway remedial works. The cost of the works will be the responsibility of the applicant. (N011 Amended)

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 10/06/2022