

NOTICE OF PLANNING PERMISSION

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

To:

Mr Nick Harden
Edifice Building Consultants Ltd
Office 2 The Old Printworks
Bowden Hall
Bowden Lane
Marple / Stockport
SK6 6ND

On Behalf Of:

Mr J Bowden & Miss D Davy
40 Ferndale Avenue
Whitefield
Manchester
M45 7QP

PART 1 - Particulars of Application

Application Number: 69066

Date of Registration: 10/11/2022

Proposal:

Two storey extension at front; Pitched roof alteration to single storey front extension, Single storey extension at rear with lantern and rooflights, Loft conversion with dormer at rear.

Location:

40 Ferndale Avenue, Whitefield, Manchester, M45 7QP

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 810-1.01, 810-1.02, 810-2.01, 810-2.02, 810-2.03, 810-2.04, 810-2.05, 810-2.06, 810-3.01 C, 810-3.02 C, 810-3.03 C, 810-4.01 C, 810-4.02 C, 810-4.03 C, 810-4.04 C, 810-4.05 C, 810-5.01 C, 810 5.02 B and 810-5.03 C received on 10/11/2022, revised drawing numbered 810-1.03 D and revised drawing numbered 810-1.04 E received on 11/01/2023 as modified by the emails from Edifice Building Consultants Ltd dated 12/12/2022 and 11/01/2023. 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 The external finishing materials for the proposal hereby approved shall match those

of the existing building.

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 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.

- 5 Before the first occupation of the extension hereby permitted the new first floor dressing room window on the west side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.

Reason. To protect the privacy of adjoining occupiers and to accord with 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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

H2/3 H2/3 - Extensions and Alterations

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:

drawings numbered 810-1.01, 810-1.02, 810-2.01, 810-2.02, 810-2.03, 810-2.04, 810-2.05, 810-2.06, 810-3.01 C, 810-3.02 C, 810-3.03 C, 810-4.01 C, 810-4.02 C, 810-4.03 C, 810-4.04 C, 810-4.05 C, 810-5.01 C, 810 5.02 B and 810-5.03 C received on 10/11/2022, revised drawing numbered 810-1.03 D and revised drawing numbered 810-1.04 E received on 11/01/2023 as modified by the emails from Edifice Building Consultants Ltd dated 12/12/2022 and 11/01/2023.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by this Section on

12 January 2023

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', written in a cursive style.

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On behalf of the Council

Date of Decision: 19/01/2023