

NOTICE OF PLANNING PERMISSION

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

To:

Aiden Phillips-Whalley
James Campbell Associates Ltd
Campbell House
173 Rochdale Road
Firgrove
Milnrow, Rochdale
OL16 3BN

On Behalf Of:

Raj Saxema
7 Braemar Drive
Bury
BL9 7PF

PART 1 - Particulars of Application

Application Number: 68938

Date of Registration: 08/11/2022

Proposal:

Single storey extension at side /rear; first floor extension at rear and new first floor window and Juliet balcony at rear

Location:

7 Braemar Drive, Bury, BL9 7PF

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 22.2906.1, 22.2906.2, 22.2906.SC1.1A and 22.2906.SC1.2A received on 03/10/2022 and revised drawing numbered 22.2906.3A received on 10/11/2022 as modified by the email from James Campbell Associates Ltd dated 10/11/2022. 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.

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:

drawings numbered 22.2906.1, 22.2906.2, 22.2906.SC1.1A and 22.2906.SC1.2A received on 03/10/2022 and revised drawing numbered 22.2906.3A received on 10/11/2022 as modified by the email from James Campbell Associates Ltd dated 10/11/2022

NOTES TO APPLICANT

1. The applicant should note that there are protected trees directly to the rear of the site which would be within 4m of the approved single storey rear extension. As the tree roots system could extend up to 4m around the trunk of the tree all areas beneath the canopies of the trees need to be protected during excavation works and they may need to hand dig around roots where necessary. They should also note that no materials or equipment should be stored beneath the canopies. This would be to safeguard the vascular and anchoring root systems of the trees to avoid the loss of trees which are of amenity value to the area.

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 13/01/2023