

NOTICE OF PLANNING PERMISSION

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

To:

Miss Elena Revell
34 Moorfield
Turton
Bolton
BL7 0DH

On Behalf Of:

Mrs D Brabbing
Moorgate Cottage
Radcliffe Moor Road
Radcliffe
M26 3WL

PART 1 - Particulars of Application

Application Number: 69037

Date of Registration: 28/11/2022

Proposal:

Demolition of existing conservatory; erection of single storey rear extension and loft conversion with dormer at rear; 2 no. loft windows at front and external alterations including change of design of side door; decrease in size of ground side window; addition of first floor window to side elevation and removal of chimney

Location:

32 Sunningdale Avenue, Radcliffe,
Manchester, M26 3WJ

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 EL(00)002, SP(00)001, SP(00)002, SP(00)003, PL(20)001, PL(20)002 and PL(20)003 received on 01/11/2022 and revised drawing numbered EL(00)001 Rev 1 received on 01/12/2022 as modified by the email from Miss Elena Revell dated 01/12/2022. 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 Unitary Development Plan listed.
- 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 EL(00)002, SP(00)001, SP(00)002, SP(00)003, PL(20)001, PL(20)002 and PL(20)003 received on 01/11/2022 and revised drawing numbered EL(00)001 Rev 1 received on 01/12/2022 as modified by the email from Miss Elena Revell dated 01/12/2022.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 13/01/2023