

NOTICE OF PLANNING PERMISSION

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

To:

Miss Rachel Baldwin
RALA
11 Hackford Close
Bury
BL8 1XP

On Behalf Of:

Ms Gabrielle Holt
Dry Gap Bury Old Road
Shuttleworth
Ramsbottom
Bury
BL0 0RX

PART 1 - Particulars of Application

Application Number: 68477

Date of Registration: 27/07/2022

Proposal:

Two storey extension at side

Location:

Dry Gap, Bury Old Road, Shuttleworth,
Ramsbottom, Bury, BL0 0RX

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 DGF-RALA-ZZ-XX-DR-A-(PL)-000, DGF-RALA-ZZ-XX-DR-A-(PL)-0001, DGF-RALA-ZZ-XX-DR-A-(PL)-0002, DGF-RALA-ZZ-XX-DR-A-(PL)-0003, DGF-RALA-ZZ-XX-DR-A-(PL)-0004, DGF-RALA-ZZ-XX-DR-A-(PL)-0010 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 Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

- 4 First floor windows on the West elevation facing the neighbour's Court-yard shall remain obscure glazed up to 1.7 metres from the first floor level.
Reason: To protect privacy pursuant to policy: H2/3 and SPD 6
- 5 The development hereby approved shall include bat box and house sparrow terrace and shall be provided prior to first occupation/use of the development and thereafter maintained.
Reason. In order to ensure that adequate provision is made for Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.

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:

EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
EN1/3 EN1/3 - Landscaping Provision
EN2/3 EN2/3 - Listed Buildings
EN6/3 EN6/3 - Features of Ecological Value
OL1/2 OL1/2 - New Buildings in the Green Belt
SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
NPPF National Planning Policy Framework
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:

Drawing DGF-RALA-ZZ-XX-DR-A-(PL)-000 RevP02 - Site Location Plan & Block Plan
Drawing DGF-RALA-ZZ-XX-DR-A-(PL)-0001 RevP00- Existing Plans
Drawing GF-RALA-ZZ-XX-DR-A-(PL)-0003 - RevP01 - Proposed Plans
Drawing DGF-RALA-ZZ-XX-DR-A-(PL)-010 Rev P00 - Demolition Plans
Drawing DGF-RALA-ZZ-XX-DR-A-(PL)-0002 RevP00 - Existing Elevations
Drawing DGF-RALA-ZZ-XX-DR-A-(PL)-0004 RevP01 - Proposed Elevations

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for h...".

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On behalf of the Council

Date of Decision: 22/09/2022