

NOTICE OF PLANNING PERMISSION

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

To:

Zach Thorp
Thorp Design Services Ltd
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

E Faulkner & O Mashiter
23 Bury New Road
Ramsbottom
Bury
BL0 0AR

PART 1 - Particulars of Application

Application Number: 69950

Date of Registration: 15/08/2023

Proposal:

Erection of 2 no. single storey extensions at rear; external alterations including removal of 2 no. side windows and installation of 2 new windows and patio door; installation of ground floor window to side elevation and widening of driveway

Location:

23 Bury New Road, Ramsbottom, Bury, BL0 0AR

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 ZT23-196-01 and ZT23-196-02 received on 18/08/2023, drawing numbered ZT23-196-07 received on 06/10/2023, drawings numbered ZT23-196-03, ZT23-196-04 and ZT23-196-08 received on 31/10/2023 and drawing numbered ZT23-196-09 received on 02/11/2023 as modified by the emails from Thorp Design Services Ltd dated 06/10/2023, 31/10/2023 and 02/11/2023. 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;
 - Elevations - stone to match the existing building.

- Windows - Timber frames to match the existing building.
 - Hardstanding/Driveway - Stone slabs to match the existing driveway materials.
- 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 amended access and parking arrangements indicated on the approved plans, incorporating the demarcation of the limits of the adopted highway and any associated remedial works required to reinstate the footway to its former condition prior to commencement of the development and partial removal of the boundary wall, shall be implemented prior to the development hereby approved being brought into use.

Reason - To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 5 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.

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.
EN2/2	EN2/2 - Conservation Area Control
NPPF	National Planning Policy Framework
EN2/1	EN2/1 - Character of Conservation Areas

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 ZT23-196-01 and ZT23-196-02 received on 18/08/2023, drawing numbered ZT23-196-07 received on 06/10/2023, drawings numbered ZT23-196-03, ZT23-196-04 and ZT23-196-08 received on 31/10/2023 and drawing numbered ZT23-196-09 received on 02/11/2023 as modified by the emails from Thorp Design Services Ltd dated 06/10/2023, 31/10/2023 and 02/11/2023.

NOTES TO APPLICANT

- . This recommendation relates to the revised plans received by the Council on 06 October 2023, 31 October 2023 and 02 November 2023.

- . The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any highway remedial works that may be required as a result of the proposals. The cost of the works will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', written over a dotted line.

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On behalf of the Council

Date of Decision: 13/11/2023