

NOTICE OF PLANNING PERMISSION

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

To:

Mr David Huxley
Platinum Architecture
6 Derwent Avenue
Timperley
WA15 7JB

On Behalf Of:

Mr A Edjehakosh
12 Windsor Road
Prestwich
Manchester
M25 0DZ

PART 1 - Particulars of Application

Application Number: 71680

Date of Registration: 20/03/2025

Proposal:

Two storey rear extension

Location:

12 Windsor Road, Prestwich, Manchester,
M25 0DZ

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 Project 25023 dated Feb '25 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 and Places for Everyone Joint 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.
- 4 Before the first occupation of the extension hereby permitted the side/first floor en suite window 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 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:**

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential
 Properties.
H2/3 H2/3 - Extensions and Alterations
PFE Places for Everyone

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 Project 25023 dated Feb '25

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 30/04/2025