

NOTICE OF PLANNING PERMISSION

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

To:

Mr Thomas Chivers
Wheatcroft
Chapel Road
Langham
Colchester
CO4 5NY

On Behalf Of:

Mr Danyal Khan
499 Manchester Road
Bury
BL9 9SH

PART 1 - Particulars of Application

Application Number: 68928

Date of Registration: 28/11/2022

Proposal:

Single storey / two storey side extension;
single storey rear extension, loft conversion
with new dormer to rear elevation and bin
storage and planting to the front.

Location:

499 Manchester Road, Bury, BL9 9SH

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 drawing numbered PL004 received on 29/09/2022, drawings numbered PL002 and PL003 received on 18/11/2022 and drawings numbered PL005C and PL009F received on 25/02/2023 and drawing numbered PL006F received on 28/02/2023 as modified by the emails from Mr Thomas Chivers dated 18/11/2022, 25/02/2023 and 28/02/2023. 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 be as shown on the approved plans.
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 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.
- 5 The revised car parking arrangements indicated on approved plan reference PL009f, incorporating the extension of the driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, any highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, demarcation of the limits of the adopted highway and retention of the existing boundary wall shown to prevent vehicle encroachment of the highway verge, shall be implemented prior to the extension and widened driveway hereby approved being brought into use and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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:

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 numbered PL004 received on 29/09/2022, drawings numbered PL002 and PL003 received on 18/11/2022 and drawings numbered PL005B, PI006D and PL009C received on 07/02/2023 as modified by emails from Mr Thomas Chivers dated 18/11/2022 and 07/02/2023.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by this Section on 25 February 2023

2. 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. The cost of the works will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 15/03/2023