

NOTICE OF PLANNING PERMISSION

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

To:

Mr N Butterworth
89 Higher Ainsworth Road
Radcliffe
Manchester
M26 4JJ

On Behalf Of:

Mr & Mrs Matthew Harris
3 Mayfield Road
Ramsbottom
Bury
BL0 9TB

PART 1 - Particulars of Application

Application Number: 66003

Date of Registration: 06/10/2020

Proposal:

Two storey extension at side and single storey extension at side/rear; Widening of existing driveway

Location:

3 Mayfield Road, Ramsbottom, Bury, BL0 9TB

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 existing drawing numbered 1 received on 25/09/2020 and revised proposed drawing numbered 2B received on 13/11/2020 as modified by the email from Mr Neil Butterworth dated 13/11/2020. 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.
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 Prior to the commencement of development, details of the widening of the existing footway crossing and driveway, indicated in revised plan 2B, shall be submitted to

and agreed in writing by the Local Planning Authority. Details shall include:

- the exact position and width of the footway crossing extension
- retention of a section of boundary wall adjacent to the existing street lighting column
- details of the finishing materials porous material with measures to prevent the discharge of surface water onto the adjacent adopted highway.

The approved details shall be fully implemented prior to the widened driveway hereby approved being brought into use and remain in situ thereafter

Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway.

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.

EN1/2 EN1/2 - Townscape and Built Design

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:

existing drawing numbered 1 received on 25/09/2020 and revised proposed drawing numbered 2B received on 13/11/2020 as modified by the email from Mr Neil Butterworth dated 13/11/2020.

NOTES TO APPLICANT

1. This recommendation relates to revised plan reference 2 Revision B received by this Section on 13 November 2020
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works and all associated footway remedial works abutting the site required as a result of the proposed development. The cost of the works will be the responsibility of the developer.

Signed:

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

3 of 3

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On behalf of the Council

Date of Decision: 27/11/2020