

NOTICE OF PLANNING PERMISSION

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

To:

Mr Don Hobson
Designby Ltd
Greentop
Old Mount Road
Marsden
HD7 6NN

On Behalf Of:

Mr Don Hobson
AI Design
Greentop
Old Mount Road
Marsden
HD7 6NN

PART 1 - Particulars of Application

Application Number: 72416

Date of Registration: 11/12/2025

Proposal:

Two/single storey side extension; two/single storey front extensions, two/single storey rear extensions; roof terrace to rear

Location:

10 Park Avenue, Prestwich, Manchester, M25 1EW

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 A.02.2 Rev A, A.02.3 Rev B, and A.02.7, 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 The proposed flat roof to the single storey side extension hereby permitted shall not be used as a balcony.

Reason. To safeguard the amenities of the neighbouring residents and to comply with Policy H2/3 of the Bury Unitary Development Plan.

- 5 Notwithstanding the submitted details, upon first installation of the, first floor dressing room windows in the north-eastern side elevation of the proposed two storey side extension, hereby approved, facing No.12 Park Avenue, shall be either non opening or with openings more than 1.7 metres above the finished floor level and fitted with obscure glazing whose obscuration level is 5 on a scale of 1-5 (where 1 is clear and 5 is completely) of the Pilkington Glass scale (or equivalent) and shall be permanently retained in that condition thereafter.

Reason: To protect the privacy, outlook and living conditions of neighbouring occupiers and in order to comply with UDP Policy H2/3.

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:

- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
H2/3 H2/3 - Extensions and Alterations
NPPF National Planning Policy Framework
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:

Proposed Elevations, drawing number A.02.2 Rev A, dated 11/03/2026

Proposed and Existing Ground and First Floor Arrangements, drawing number A.02.3 Rev B, dated 11.03.2026

Site Plan - Existing Tree Retention and Removal, drawing number A.02.7, dated 26/02/2026

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-appli>

cation-process

2. The applicant's attention is drawn to the fact that if any protected wildlife is found, such as bats, works should stop immediately and Natural England and a professional ecologist consulted.
3. The NPPF details how there are three overarching aims of sustainable development, one of these being an environmental objective. The environmental objective states that developments should:
 - protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Trees have been removed at the site, and as such the applicant's attention is drawn to this part of the NPPF and is encouraged to enhance the biodiversity at the site in order to replace this loss.

Signed:



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On behalf of the Council

Date of Decision: 20/03/2026