

NOTICE OF PLANNING PERMISSION

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

To:

Mr Lee Richards
LR-Design
72 Rocherig
Simister Lane
Prestwich
Manchester
M25 2RZ

On Behalf Of:

Mr David Willows
37 Farm Lane
Prestwich
Manchester
M25 2RX

PART 1 - Particulars of Application

Application Number: 71962

Date of Registration: 04/06/2025

Proposal:

Variation of condition no.2 (approved plans) on planning permission 71254 (two storey rear extension and loft conversion with rear dormer):
Removal of rear dormer and change to the two storey rear extension roof; Alteration of window opening to front elevation; Formation of new bedroom window to existing side gable

Location:

37 Farm Lane, Prestwich, Manchester, M25 2RX

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 2303/L1-001, 2303/L1-002 Rev B, 2235/L2-100 Rev A, 2235/L2-200 Rev C and 2235/L2-300 Rev B received on 22/05/2025 and drawing numbered 2235/L2-301 Rev C received on 04/07/2025 as modified by the email from LR - Design dated 04/07/2025. 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 in terms of visual amenity, 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 first floor window on the side elevation shall be fitted with obscured glazing (min obscurity level 3) to a minimum height of 1.7m from internal floor level and fitted with window opening restrictors (to allow a maximum opening of 100mm) 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 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:

OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
PFE	Places for Everyone
NPPF	National Planning Policy Framework

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 2303/L1-001, 2303/L1-002 Rev B, 2235/L2-100 Rev A, 2235/L2-200 Rev C and 2235/L2-300 Rev B received on 22/05/2025 and drawing numbered 2235/L2-301 Rev C received on 04/07/2025 as modified by the email from LR - Design dated 04/07/2025.

NOTES TO APPLICANT

- . 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-application-process>

Signed:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 28/07/2025