

NOTICE OF PLANNING PERMISSION

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

To:

Mr Thorp
Thorp Design Services
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Miss Williams
2 Wadebridge Drive
Bury
Bury
BL8 2NN

PART 1 - Particulars of Application

Application Number: 70059

Date of Registration: 28/09/2023

Proposal:

Single storey extension at rear; repositioning of boundary wall and formation of additional car parking space at side and removal of ground floor window at side and replacement with new larger window

Location:

2 Wadebridge Drive, Bury, BL8 2NN

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 ZT23-196-01, ZT23-196-02, ZT23-196-03 and ZT23-196-04 received on 07/09/2023 and drawings numbered ZT23-196-07 received on 06/11/2023 as modified by the email from Thorp Design Services dated 06/11/2023. 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 proposed single storey rear extension hereby approved shall be off white/cream render walls, black upvc windows and doors, and roof tiles to match the existing property. The boundary wall shall be brick to match the existing boundary wall with timber fence in-fills.
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 amended parking and boundary wall arrangements indicated on approved plan reference ZT23-196-07, incorporating the extension of the existing footway crossing that serves the garage, reinstatement of the redundant footway crossing to adjacent footway levels, all associated highway remedial works, enlarged hardstanding to the dimensions shown in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and the repositioning of the boundary wall to the position shown, shall be implemented before the extensions and new parking facilities hereby approved are brought into use.
Reason -
To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 5 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.

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:

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by the Council on 06 November 2023.
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the footway crossing extension and reinstatement of the redundant footway crossing and all associated highway remedial works. The cost of the works will be the responsibility of the applicant.

Signed:

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

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On behalf of the Council

Date of Decision: 17/11/2023