NOTICE OF PLANNING PERMISSION

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

To:
Mr Luke Greenhalgh
Galen House
Off Burnley Road
Rossendale
BB4 8AJ

On Behalf Of:
Mr Bryn Leyland
6 Keats Road
Ramsbottom
Bury
BL8 4EP

PART 1 - Particulars of Application

Application Number: 65891

Date of Registration: 28/09/2020

Proposal:
Single storey extension at rear with decking area; Raising of garage roof with new pitched roof and conversion of garage to bathroom/uility space; Alterations to front elevation windows; Render to external elevations

Location:
6 Keats Road, Ramsbottom, Bury, BL8 4EP

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 001 A, 002 D, 003 D and 004 B 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in 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 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.
H2/3	H2/3 - Extensions and Alterations

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 001 A, 002 D, 003 D and 004 B

NOTES TO APPLICANT
Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 18/11/2020