

NOTICE OF PLANNING PERMISSION

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

To:

Mr Matthew O'Brien
Studio2FLA trading as O'Brien & Noel
Architects
Po Box 810
Standish
Wigan
WN1 9WR

On Behalf Of:

Mr Paul Tracey
48 Rudgwick Drive
Bury
BL8 1YA

PART 1 - Particulars of Application

Application Number: 68570

Date of Registration: 20/06/2022

Proposal:

Two storey side extension; Single storey rear extension; Raise roof ridge height

Location:

48 Rudgwick Drive, Bury, BL8 1YA

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 received on 20/06/2022 and the revised site plan received on 25/08/2022 as modified by the email from Studio2FLA trading as O'Brien and Noel Architects dated 25/08/2022. 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 The revised car parking arrangements indicated on approved plan reference

112-P01 Revision B, incorporating the retention of the existing dropped crossing and parking facilities at the front of the property, and provision of replacement boundary treatment at the junction with Hailsham Close, shall be implemented prior to being brought into use and thereafter maintained available for use at all times

Reason. To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 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.

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.
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 received on 20/06/2022 and the revised site plan received on 25/08/2022 as modified by the email from Studio2FLA trading as O'Brien and Noel Architects dated 25/08/2022.

NOTES TO APPLICANT

1. This recommendation relates to revised plan reference 112-P01 Revision B received by this Section on 25 August 2022.

Signed:

A handwritten signature in black ink, appearing to read "Paul Hamilton", is positioned in the upper left area of the page.

3 of 3

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On behalf of the Council

Date of Decision: 01/09/2022