

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Ryan McMinn  
Redford Construction Ltd  
24 Smithills Croft Road  
Smithills  
Bolton  
BL1 6LN

**On Behalf Of:**

Mr Philip Robinson  
26 Hamilton Road  
Whitefield  
Manchester  
M45 7WF

---

### PART 1 - Particulars of Application

**Application Number:** 70425

**Date of Registration:** 02/02/2024

**Proposal:**

Two storey side/rear extension and external alterations

**Location:**

26 Hamilton Road, Whitefield, Manchester, M45 7WF

---

### 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 Dwg. no. RC1147-2B, Dwg. no. RC1147-3C, Dwg. no. RC117.4B 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 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.

**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:**

|       |                                                                                           |
|-------|-------------------------------------------------------------------------------------------|
| H2/3  | H2/3 - Extensions and Alterations                                                         |
| SPD6  | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. |
| EN2/1 | EN2/1 - Character of Conservation Areas                                                   |
| EN2/2 | EN2/2 - Conservation Area Control                                                         |
| 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:**

Dwg. no. RC1147-2B, Dwg. no. RC1147-3C, Dwg. no. RC117.4B

**NOTES TO APPLICANT**

Not Applicable

Signed:



2 of 2

.....  
On behalf of the Council

**Date of Decision:** 25/04/2024