

NOTICE OF PLANNING PERMISSION

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

To:

Mr Harry Jackson
harryjacksonsurveyorsltd
Unit 4a Farnworth Park Ind Est
Wellington Street
Farnworth
Bolton
BL4 7BY

On Behalf Of:

Mr C & Mrs K Chivers
7 Burndale Drive
Bury
BL9 8EN

PART 1 - Particulars of Application

Application Number: 68622

Date of Registration: 30/06/2022

Proposal:

Part single/Part two storey extension at side,
new parking layout and widening of dropped
kerb

Location:

7 Burndale Drive, Bury, BL9 8EN

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 1.2,3,4,5,6,8 and Location Plan, Site Plan, Existing Car Parking Plan and Proposed Car Parking Plan 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.
- 4 The car parking as indicated on the approved plans shall have a minimum 4.5m width dropped kerb for two perpendicular parking spaces and a permeable surface,

but not loose stone. The proposal hereby approved shall be surfaced, demarcated and made available for use prior to the extension. Reason. To ensure adequate off-street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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:

NPPF National Planning Policy Framework
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/6 HT2/6 - Replacement Car Parking
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

CAR PARKING (Existing) as submitted on xxx.
CAR PARKING (Proposed) as submitted on xxx.
SITE PLAN (Existing)
SITE PLAN (Proposed)
Drawing 1 - Existing Elevations
Drawing 2 - Existing Ground Floor Plan
Drawing 3 - Existing First Floor Plan
Drawing 4 rev B Proposed Elevations
Drawing 5 - Proposed Ground Floor Plan
Drawing 6 rev A - Proposed First Floor Plan

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 13/09/2022