

NOTICE OF PLANNING PERMISSION

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

To:

Mr Yoni Mechlowitz
Debtal Architecture
72 Bury New Road
Prestwich
Manchester
M25 0JU

On Behalf Of:

Mr M Hassell
144 Albert Avenue
Prestwich
Manchester
M25 0HE

PART 1 - Particulars of Application

Application Number: 69131

Date of Registration: 20/12/2022

Proposal:

Basement extension at rear; single storey / two storey extension at rear; juliette balcony at rear; Hip to gable roof extensions; 2 no. dormers at front and 1 no. dormer at rear; raised decking with handrail and steps to rear garden and external alterations including new 2nd floor window to right hand side elevation

Location:

142-144 Albert Avenue, Prestwich,
Manchester, M25 0HE

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 DA220110991 and DA22011.002 received on 30/11/2022, DA22011.001.1 received on 22/12/2022 and drawings numbered DA22011.003 Revision 4, DA22011.004 Revision 3 and DA22011.011 received on 19/01/2023 as modified by the emails from Debtal Architecture dated 22/10/2022 and 19/01/2023. 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 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.

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 DA220110991 and DA22011.002 received on 30/11/2022, DA22011.001.1 received on 22/12/2022 and drawings numbered DA22011.003 Revision 4, DA22011.004 Revision 3 and DA22011.011 received on 19/01/2023 as modified by the emails from Debtal Architecture dated 22/10/2022 and 19/01/2023.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 25/01/2023