

NOTICE OF PLANNING PERMISSION

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

To:
Mr & Mrs Kyte
13 Bradford Terrace
Bury
BL9 0TT

PART 1 - Particulars of Application

Application Number: 65974

Date of Registration: 17/09/2020

Proposal:

Replacement of existing side/rear extensions with single storey extension at side and single storey extension at rear; Replacement of front bay window with timber clad projecting box window; Relocation of entrance door from south to east elevation with new window opening and replacement of all existing windows

Location:

13 Bradford Terrace, Bury, BL9 0TT

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 TQRQ20230194441049, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 2001, 2002, 2003, 2004, 2005, 2006 and 2007 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.

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:

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:

TQRQ20230194441049, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 2001, 2002, 2003, 2004, 2005, 2006 and 2007

NOTES TO APPLICANT

1. The site does adjoin the Metrolink boundary and therefore the applicant should be advised that the details of working safely near Metrolink can be found on the Metrolink Website at: <https://www.tfgm.com/public-transport/tram/working-safely>.

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 11/11/2020