

NOTICE OF PLANNING PERMISSION

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

To:

Mr Salthouse
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
Cheshire
SK11 8BS

On Behalf Of:

Mr & Mrs Roberts
Hawkshaw Hall
Hawkshaw Lane
Tottington
Bury
BL8 4LD

PART 1 - Particulars of Application

Application Number: 72060

Date of Registration: 13/06/2025

Proposal:

Demolition of existing single storey rear extension; Single storey rear extension to include infill extension

Location:

Hawkshaw Hall, Hawkshaw Lane, Tottington, Bury, BL8 4LD

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:
Location plan (2450-GTA-Z0-00-DR-A-1000)
Topographical Survey (2450-GTA-Z0-00-DR-A-1001)
Existing Ground Floor plans (2450-GTA-XX-XX-DR-A-1002)
Existing First Floor plans (2450-GTA-XX-XX-DR-A-1003)
Existing Elevations (2450-GTA-XX-XX-DR-A-1004)
Proposed Elevations (2450-GTA-XX-XX-DR-A-1007-D)
Proposed Ground Floor plans (2450-GTA-XX-XX-DR-A-1008-C)
Proposed Site Plan (2450-GTA-XX-XX-DR-A-1010-A)
Proposed Demolitions Plan (2450-GTA-XX-XX-DR-A-1011)
Proposed Demolitions Elevations (2450-GTA-XX-XX-DR-A-1012)
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 and Places for Everyone Joint 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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
OL1/2 OL1/2 - New Buildings in the Green Belt
SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

Location plan (2450-GTA-Z0-00-DR-A-1000)
Topographical Survey (2450-GTA-Z0-00-DR-A-1001)
Existing Ground Floor plans (2450-GTA-XX-XX-DR-A-1002)
Existing First Floor plans (2450-GTA-XX-XX-DR-A-1003)
Existing Elevations (2450-GTA-XX-XX-DR-A-1004)
Proposed Elevations (2450-GTA-XX-XX-DR-A-1007-D)
Proposed Ground Floor plans (2450-GTA-XX-XX-DR-A-1008-C)
Proposed Site Plan (2450-GTA-XX-XX-DR-A-1010-A)
Proposed Demolitions Plan (2450-GTA-XX-XX-DR-A-1011)
Proposed Demolitions Elevations (2450-GTA-XX-XX-DR-A-1012)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 04/08/2025