

NOTICE OF PLANNING PERMISSION

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

To:
Mr Adrian Hughes
1 Pennine Grove
Padiham
BB12 9AB

On Behalf Of:
Mr Adam Brown
57 Greenbank Road
Radcliffe
Bury
M26 4FR

PART 1 - Particulars of Application

Application Number: 68046

Date of Registration: 03/02/2022

Proposal:

First floor extension at side; new ground floor window to right hand side elevation

Location:

57 Greenbank Road, Radcliffe, Manchester, M26 4FR

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 drawing number 2/46/2022 as submitted on 26/04/2022 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 Before the first occupation of the extension hereby permitted the new kitchen windows at the side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 5 The access and car parking alterations indicated on approved plan reference 2/46/2022 Revision A, incorporating the widening of the existing service strip crossing to a width to be agreed, widened driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and the relocation of the affected street lighting column, shall be implemented to the written satisfaction of the Local Planning Authority before the amended access and parking facilities are brought into use.
Reason: To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Adopted UDP policies HT2/4 - Car Parking and New Development, HT2/6 - Pedestrian and Highway Safety, and associated guidance in SPD11: Parking Standards.

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:

NPPF	National Planning Policy Framework
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4	HT2/4 - Car Parking and New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
H1/1	H1/1 - Housing Land Allocations

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:

Drawing number 2/46/2022 as submitted on 26/04/2022.

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the extension of the service strip crossing and relocation of the affected street lighting column. The cost of the works will be the responsibility of the applicant.

Signed:

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

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On behalf of the Council

Date of Decision: 26/04/2022