

NOTICE OF PLANNING PERMISSION

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

To:

Zach Thorp
Thorp Design Services Ltd
Thorp Design Services
Newtons of Bury
Office Space 5
151 The Rock
BL9 0ND

On Behalf Of:

Peter O'Gorman
23 Rowlands Road
Ramsbottom
Bury
BL9 5NF

PART 1 - Particulars of Application

Application Number: 72735

Date of Registration: 02/02/2026

Proposal:

Reconfiguration from semi detached dwelling to a detached dwelling; Two storey side/rear extension; Front & rear dormers with rear balcony; Front porch; Render & cladding; Raising ridge height

Location:

23 Rowlands Road, Summerseat,
Ramsbottom, Bury, BL9 5NF

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 TDS-25-196-01, 02, 2.5, 03, 04 and 4.5 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 and Places for Everyone Joint Development Plan listed.
- 3 Details/Samples of the finishing materials to be used in the external elevations shall be submitted to, and approved in writing by, the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy H2/3 Extensions and Alterations.

- 4 Prior to commencement of development, a detailed programme of works for the proposed demolition and rebuilding of those sections relating to the separation of the properties No.21 and 23 Rowlands Road shall be submitted to, and approved in writing, by the Local Planning Authority.
Reason. To ensure the proposed demolition and reconstruction works are carried out in a proper and timely manner in the interests of good planning practice, pursuant to UDP Policy H2/3 and guidance in SPD6 Extensions and Alterations.
- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

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
EN1/1 EN1/1 - Visual Amenity
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control

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 TDS-25-196-01, 02, 2.5, 03, 04 and 4.5.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 09/04/2026