

NOTICE OF PLANNING PERMISSION

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

To:

Mr N Butterworth
89 Higher Ainsworth Road
Radcliffe
Manchester
M26 4JJ

On Behalf Of:

Mr Dale Rogers
21 Newcombe Road
Ramsbottom
Bury
BL0 9UU

PART 1 - Particulars of Application

Application Number: 69522

Date of Registration: 02/08/2023

Proposal:

Two storey extension at side, front porch with canopy across the front, single storey extension to front/side and alterations to the driveway

Location:

21 Newcombe Road, Ramsbottom, Bury, BL0 9UU

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 numbered 1 received on 11/04/2023 and revised proposed drawing numbered 2B received on 11/10/2023 as modified by the email from Mr Neil Butterworth dated 11/10/2023. 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 be dark grey roof tiles and off-white K-render to all elevations as shown on revised drawing number 2B received on 11/10/2023.
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 The amended parking arrangements indicated on the approved plans, incorporating a 5.5m minimum long hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and any associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented before the extensions and new parking facilities hereby approved are brought into use
Reason -To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 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.
- 6 Within one month of substantial completion of the development hereby approve the container shall be removed from the site.
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.
- 7 Before the first occupation of the extension hereby permitted all new windows to the first rear elevation shall be fitted with obscured glazing and be unopenable below a height of 1.7m from the internal floor level, 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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations

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 numbered 1 received on 11/04/2023 and revised proposed drawing numbered 2B received on 11/10/2023 as modified by the email from Mr Neil Butterworth dated 11/10/2023.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by the Council on 16 October 2023
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the applicant.
3. The decision relates only to the house extension and garage and does not include the boundary wall as built to the front of the site. The applicant is advised that they would need to submit a planning application with regards to retaining the wall at its current height. Alternatively, if the wall would be reduced to no more than 1m in height it could be considered to be permitted development.

Signed:



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On behalf of the Council

Date of Decision: 27/10/2023