

NOTICE OF PLANNING PERMISSION

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

To:

Miss Rachel Baldwin
RALA
11 Hackford Close
Bury
BL8 1XP

On Behalf Of:

Mr Josh Ricketts
469 Walshaw Road
Bury
BL8 3AE

PART 1 - Particulars of Application

Application Number: 70058

Date of Registration: 06/09/2023

Proposal:

Two storey front extension; single storey rear extension; new bay window at front and front driveway entrance enlargement including installation of sliding gate

Location:

469 Walshaw Road, Bury, BL8 3AE

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 WSR-RALA-ZZ-XX-DR-(PL)-0000, WSR-RALA-ZZ-XX-DR-(PL)-0001, WSR-RALA-ZZ-XX-DR-(PL)-0002, WSR-RALA-ZZ-XX-DR-(PL)-0003 Rev.P02, WSR-RALA-ZZ-XX-DR-(PL)-0004 Rev.P01 and WSR-RALA-ZZ-XX-DR-(PL)-0005 received on 06/09/2023 and drawing numbered WSR-RALA-ZZ-XX-DR-(PL)-0006 Rev.P01 received on 24/10/2023 as modified by the email from Miss Rachel Baldwin dated 24/10/2023. 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 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 Prior to the occupation of the extension hereby approved the amended access and parking arrangements indicated on the approved plans, incorporating the extension of the existing footway crossing, 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 and partial removal of the boundary wall, shall be implemented to the satisfaction of the Local Planning Authority.

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.

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

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:

drawings numbered WSR-RALA-ZZ-XX-DR-(PL)-0000, WSR-RALA-ZZ-XX-DR-(PL)-0001, WSR-RALA-ZZ-XX-DR-(PL)-0002, WSR-RALA-ZZ-XX-DR-(PL)-0003 Rev.P02, WSR-RALA-ZZ-XX-DR-(PL)-0004 Rev.P01 and WSR-RALA-ZZ-XX-DR-(PL)-0005 received on 06/09/2023 and drawing numbered WSR-RALA-ZZ-XX-DR-(PL)-0006 Rev.P01 received on 24/10/2023 as modified by the email from Miss Rachel Baldwin dated 24/10/2023.

NOTES TO APPLICANT

- . This recommendation relates to the revised plan received by the Council on 24 October 2023

- . The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed footway crossing extension and any associated highway remedial works. The cost of the works will be the responsibility of the applicant.

Signed:

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

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On behalf of the Council

Date of Decision: 06/11/2023