

NOTICE OF PLANNING PERMISSION

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

To:
Mr Mehmood
I. Planning Services
2A
Cook Street
Bury
BL9 0RP

On Behalf Of:
Mrs Batool
2 Arundel Close
Bury
Bury
BL8 1YB

PART 1 - Particulars of Application

Application Number: 71434

Date of Registration: 11/12/2024

Proposal:

First floor side extension, part two/part single
storey rear extension and dropped kerb

Location:

2 Arundel Close, Bury, BL8 1YB

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 SHT 2 of 4 received on 11/12/2024, drawing numbered SHT 4 of 4 Rev C received on 21/02/2025 and drawings numbered SHT 1 of 4 Rev D and SHT 3 of 4 Rev D received on 01/04/2025 as modified by the emails from I.Planning Services dated 21/02/2025 and 01/04/2025. 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 in terms of visual amenity, 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 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.
- 5 The revised access and parking arrangements and boundary treatment alterations indicated on approved plan reference SHT 3 of 4 Revision D, incorporating the reinstatement of the existing footway crossing to adjacent footway levels, provision of a footway crossing in a position to be agreed on site with the Highway Authority, lowering of any affected footway boxes, demarcation of the limits of the adopted highway with the retention/provision of new edgings at the back of the footway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, shall be implemented prior to the extended driveway and extensions hereby approved being 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 Policies H2/3 - Extensions and Alterations and HT2/4 - Car Parking and New Development, and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 6 Before the first occupation of the extension hereby permitted the first floor window to the east side elevation shall be fitted with obscured glazing and be unopenable below an internal height of 1.7m 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.

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:

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

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 SHT 2 of 4 received on 11/12/2024, drawing numbered SHT 4 of 4 Rev C received on 21/02/2025 and drawings numbered SHT 1 of 4 Rev D and SHT 3 of 4 Rev D received on 01/04/2025 as modified by the emails from I.Planning Services dated 21/02/2025 and 01/04/2025.

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
2. This recommendation relates to the revised plans received by this Section on 21/02/2025 and 01/04/2025.
3. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed highway works and all associated remedial/accommodation works. The cost of the works will be the responsibility of the applicant.

Signed:



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On behalf of the Council

Date of Decision: 11/04/2025