

NOTICE OF PLANNING PERMISSION

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

To:

Mr Muhammad Dabeer Rana
MD Design Consultancy
12 Astor Road
Manchester
M19 2LX

On Behalf Of:

Mrs Bakhan Noori Mohammed
37 Bland Road
Prestwich
Manchester
M25 9WG

PART 1 - Particulars of Application

Application Number: 72894

Date of Registration: 10/03/2026

Proposal:

Demolition of existing single storey rear extension; Single storey rear extension; Erection of side boundary fence on top of existing wall

Location:

37 Bland Road, Prestwich, Manchester, M25 9WG

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 Site Location Plan, (DR) A204 Rev A received 15th April 2026, DR A201 Rev A Received 15th April 2026, (DR) A200 Rev A received 15th April 2026, (DR) A100 Rev A, (DR) A101 Rev A, (DR) A102 Rev A, (DR) A203 Rev A received 15th April, (DR) A202 Rev A received 15th April 2026 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 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.

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.
EN1/2 EN1/2 - Townscape and Built Design
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Site Location Plan, (DR) A204 Rev A received 15th April 2026, DR A201 Rev A Received 15th April 2026, (DR) A200 Rev A received 15th April 2026, (DR) A100 Rev A, (DR) A101 Rev A, (DR) A102 Rev A, (DR) A203 Rev A received 15th April, (DR) A202 Rev A received 15th April 2026.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 20/04/2026