

NOTICE OF PLANNING PERMISSION

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

To:

Steve Shiels
Shiels Design Ltd
19 Lane Drive
Grotton
OL4 5QZ

On Behalf Of:

Mr Jordan Smith
7 Knowsley View
The Bungalow, Knowsley Road
Radcliffe
Manchester
BL2 5PT

PART 1 - Particulars of Application

Application Number: 69713

Date of Registration: 12/06/2023

Proposal:

First floor side/rear extension

Location:

The Bungalow, 7 Knowsley View, Knowsley
Road, Ainsworth, Bolton, BL2 5PT

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 Proposed 1st floor plan dwg A.01.2.1 rev A; Proposed roof plan dwg A.01.2.2 rev A; Proposed south and east elevations Dwg A.01.2.3 rev A 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 listed.
- 3 The external finishing materials for the proposal hereby approved shall be be render elevations and roof slate to match the existing.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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:

NPPF	National Planning Policy Framework
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
EN9/1	EN9/1 - Special Landscape Areas
OL1/2	OL1/2 - New Buildings in the Green Belt
H2/3	H2/3 - Extensions and Alterations
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD 9	Development Control Policy Guidance Note 9 - Conversion and Re-use of Buildings in the Green Belt
EN2/3	EN2/3 - Listed Buildings

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:

Proposed 1st floor plan dwg A.01.2.1 rev A; Proposed roof plan dwg A.01.2.2 rev A;
Proposed south and east elevations Dwg A.01.2.3 rev A

NOTES TO APPLICANT

- . The applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Signed:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 03/08/2023