

NOTICE OF PLANNING PERMISSION

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

To:

Mr Simon King
8 Mayfair Grove
Whitefield
M45 6BQ

PART 1 - Particulars of Application

Application Number: 67754

Date of Registration: 30/11/2021

Proposal:

Fencing to the side

Location:

8 Mayfair Grove, Whitefield, Manchester,
M45 6BQ

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 This decision relates to the revised elevation drawing received on 21/03/2022 and revised site plan received on 10/06/2022 as modified by the emails from Mr Simon King dated 21/03/2022 and 10/06/2022. 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.
- 2 Within two month of the decision date of the development hereby approved the fence posts projecting above the top of the fence panels shall be reduced in height, as shown on the revised elevation drawing received on 21/03/2022 and thereafter retained.
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.
- 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:

- 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:

revised elevation drawing received on 21/03/2022 and revised site plan received on 10/06/2022 as modified by the emails from Mr Simon King dated 21/03/2022 and 10/06/2022

NOTES TO APPLICANT

1. With regards to changes to, or additional parking at the front of site the applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any proposed footway crossing extension. The applicant should also be aware of the position of the existing streetlighting column and would need to ensure that any new/extended parking spaces would not compromise the stability of the said streetlighting column. All costs relating to the works would be the responsibility of the applicant.

Signed:



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On behalf of the Council

Date of Decision: 14/07/2022