NOTICE OF PLANNING PERMISSION

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

To:
Mrs Durban
Durban Design Studio
8 Park Lane
Whitefield
Manchester
M45 7PB

On Behalf Of:
Mr Dardick
2 Old Hall Road
Whitefield
Manchester
M45 7QW

PART 1 - Particulars of Application

Application Number: 65957

Date of Registration: 11/09/2020

Proposal:
Single storey extension at rear and decking; Dormer at side

Location:
2 Old Hall Road, Whitefield, Manchester, M45 7QW

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 location/site plan numbered DDS5005.1 001 received on 11/09/2020 and revised drawings numbered DDS5005.1 002 Rev 1 and DDS5005.1 003 Rev 1 received on 10/11/2020 as modified by the email from Durban Design Studio dated 10/11/2020. 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 Before the first occupation of the side dormer hereby permitted the windows shall be fitted with obscured glazing up to 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

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:
location/site plan numbered DDS5005.1 001 received on 11/09/2020 and revised drawings numbered DDS5005.1 002 Rev 1 and DDS5005.1 003 Rev 1 received on 10/11/2020 as modified by the email from Durban Design Studio dated 10/11/2020.

NOTES TO APPLICANT
Not Applicable

Signed:

.....
On behalf of the Council

Date of Decision: 11/11/2020