

NOTICE OF PLANNING PERMISSION

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

To:

Mr Chris Brown Colbert
Material Studio Architects
Core
30 Brown Street
Manchester
M2 1DH

On Behalf Of:

Mr & Mrs Waltham
79 Agecroft Road West
Prestwich
Manchester
M25 9RF

PART 1 - Particulars of Application

Application Number: 70692

Date of Registration: 24/04/2024

Proposal:

Single storey extension at front and
single/two storey extension at rear with roof
terrace

Location:

79 Agecroft Road West, Prestwich,
Manchester, M25 9RF

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 LP2001_3_001, LP2001_3_100, LP2001_3_101, LP2001_3_110, LP2001_3_111, LP2001_3_200A, LP2001_3_201A, LP2001_3_300 Rev B, LP2001_3_301 Rev B 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 A minimum hardstanding of 5.5m measured between the highway boundary and the proposed garage doors shall be provided to the satisfaction of the Local Planning Authority and thereafter maintained.
Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 Before the first occupation of the extension hereby permitted the 1.7m high glazed balustrade to the roof terrace, as shown on the approved plans, shall be fitted with obscured glazing and be permanently retained thereafter unless otherwise approved in writing by the Local Planning Authority.
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:

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

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:

Drawings numbered LP2001_3_001, LP2001_3_100, LP2001_3_101, LP2001_3_110, LP2001_3_111, LP2001_3_200A, LP2001_3_201A, LP2001_3_300 Rev B, LP2001_3_301 Rev B

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 3

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On behalf of the Council

Date of Decision: 30/05/2024