

NOTICE OF PLANNING PERMISSION

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

To:

Mr Simon Jackson
203 Bury New Road
Bolton
Lancashire
BL2 6QQ

On Behalf Of:

Mr & Mrs Coyne
The Rise
14 Crowthorn Road
Edgeworth
BL7 0JS

PART 1 - Particulars of Application

Application Number: 71298

Date of Registration: 11/11/2024

Proposal:

Demolition of rear wall and single storey rear extension; new window on front elevation.

Location:

18 Church Street, Ainsworth, Radcliffe, Bolton, BL2 5RT

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 the drawings 1, 2, 3, 4A, 5, 6, 7 and Y 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 Full details of new windows on the front elevation (materials, construction and fitting) shall be submitted for approved by the Local Planning Authority within one month of this decision notice. The approved works shall then be carried out in complete accordance with those details.
Reason. In order to preserve the character of the conservation area pursuant to the NPPF and UDP policies EN1/1, EN1/2 and EN2/2 relating to visual amenity and character of conservation areas.
- 4 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 EN1/1 Visual amenity, H2/3 Extensions and Alterations 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:

H2/3 H2/3 - Extensions and Alterations
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/1 EN1/1 - Visual Amenity

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 1, 2, 3, 4A, 5, 6, 7 and Y

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 23/12/2024