

NOTICE OF PLANNING PERMISSION

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

To:

Miss Rachel Baldwin
RALA
11 Hackford Close
Bury
BL8 1XP

On Behalf Of:

Mr Ashley Reece
16 Tor Avenue
Tottington
Bury
BL8 4HG

PART 1 - Particulars of Application

Application Number: 72291

Date of Registration: 11/08/2025

Proposal:

Front porch extension, additional dormer at front and single storey rear extension; External alterations and extension of existing rear terrace

Location:

16 Tor Avenue, Tottington, Bury, BL8 4HG

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 TOR-RALA-ZZ-XX-DR-A-(PL)-0001 P00, TOR-RALA-ZZ-XX-DR-A-(PL)-0002 P01, TOR-RALA-ZZ-XX-DR-A-(PL)-0003 P02 and TOR-RALA-ZZ-XX-DR-A-(PL)-0004 P02 received on 04/09/2025 and drawings numbered TOR-RALA-ZZ-XX-DR-A-(PL)-0000_P04, TOR-RALA-ZZ-XX-DR-A-(PL)-0005_P04 and TOR-RALA-ZZ-XX-DR-A-(PL)-0006_P04 received on 05/12/2025 as modified by the email from RALA dated 05/12/2025. 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 in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be;
 1. Walls - Natural stone block.

2. Dark roof tiles with dark gutters, RWP's & white fascias to match existing.
3. New feature pitched glazing with new entrance door - dark framing with natural timber coloured door.
4. Vertical slatted composite cladding - dark colour.
5. Vertical slatted roller garage shutter - dark colour.
6. New casement window to match existing style - dark colour.
7. Composite cladding to match existing - White.
8. New bi-folding/ sliding doors - dark colour.
9. New Flush Rooflights.
10. Off white render.
11. New full height window - dark colour.

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:

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

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 TOR-RALA-ZZ-XX-DR-A-(PL)-0001 P00, TOR-RALA-ZZ-XX-DR-A-(PL)-0002 P01, TOR-RALA-ZZ-XX-DR-A-(PL)-0003 P02 and TOR-RALA-ZZ-XX-DR-A-(PL)-0004 P02 received on 04/09/2025 and drawings numbered TOR-RALA-ZZ-XX-DR-A-(PL)-0000_P04, TOR-RALA-ZZ-XX-DR-A-(PL)-0005_P04 and TOR-RALA-ZZ-XX-DR-A-(PL)- 0006_P04 received on 05/12/2025 as modified by the email from RALA dated 05/12/2025.

NOTES TO APPLICANT

- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the

Before Starting Work section on our website at
<https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', written in a cursive style.

3 of 3

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On behalf of the Council

Date of Decision: 19/12/2025