

NOTICE OF PLANNING PERMISSION

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

To:

Miss Baldwin
11
Hackford Close
Bury
BL8 1XP

On Behalf Of:

Mr & Mrs Mellors
14 Lumb Carr Road
Ramsbottom
Bury
BL8 4NW

PART 1 - Particulars of Application

Application Number: 71151

Date of Registration: 24/09/2024

Proposal:

Demolition of conservatory and erection of single storey extension at rear; replacement roof, windows, doors and rainwater goods to main dwelling; conversion of outbuilding into summer studio including replacement roof, windows and doors and new car port to replace existing

Location:

14 Lumb Carr Road, Ramsbottom, Bury, BL8 4NW

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 LCR-RALA-ZZ-XX-DR-A-(PL)-0000/P02, 0001/P01, 0002/P04, 0004/P03 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 Details/Samples of the external finishing materials to be used in the external elevations, windows and doors together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy

EN1/1 Visual Amenity.

- 4 The use of the outbuilding shall only be for the purposes ancillary to the residential use of the main dwellinghouse.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.

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.
EN2/2 EN2/2 - Conservation Area Control
OL7/2 OL7/2 - West Pennine Moors
EN2/1 EN2/1 - Character of Conservation Areas
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 numbered LCR-RALA-ZZ-XX-DR-A-(PL)-0000/P02, 0001/P01, 0002/P04, 0004/P03

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 20/11/2024