

NOTICE OF PLANNING PERMISSION

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

To:

Mr Dearden
PPY design Ltd
2 Helmsore Road
Holcombe Village
Bury
BL8 4PA

On Behalf Of:

Mr and Mrs Underwood
Tower View
Lumb Carr Road
Bury
Ramsbottom
BL8 4NN

PART 1 - Particulars of Application

Application Number: 68154

Date of Registration: 04/04/2022

Proposal:

Removal of summer house and hard landscaping. Construction of a home office / garden room and patio.

Location:

Tower View, Lumb Carr Road, Ramsbottom, Bury, BL8 4NN

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 drawing numbered SU4-01 received on 01/03/2022, drawing numbered SU4-04 received on 04/04/2022, drawing numbered SU4-05A received on 10/07/2022, drawing numbered SU4-02B received on 12/09/2022 and drawings numbered SU4-03C and SU4-06C received on 20/09/2022 as modified by the emails from PPY Design Ltd on the dates stated. 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.

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:

OL1	OL1 - Green Belt
OL7/2	OL7/2 - West Pennine Moors
EN9/1	EN9/1 - Special Landscape Areas
EN2/2	EN2/2 - Conservation Area Control
NPPF	National Planning Policy Framework
H2/3	H2/3 - Extensions and Alterations
EN1/2	EN1/2 - Townscape and Built Design
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

drawing numbered SU4-01 received on 01/03/2022, drawing numbered SU4-04 received on 04/04/2022, drawing numbered SU4-05A received on 10/07/2022, drawing numbered SU4-02B received on 12/09/2022 and drawings numbered SU4-03C and SU4-06C received on 20/09/2022 as modified by the emails from PPY Design Ltd on the dates stated

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 24/10/2022