

NOTICE OF PLANNING PERMISSION

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

To:

Sam Golding
Gold Sketch Studios Ltd
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Reich
34 Hugh Oldham Drive
Salford
M7 2HJ

PART 1 - Particulars of Application

Application Number: 69561

Date of Registration: 01/06/2023

Proposal:

Retention of existing ground floor flat and alterations to existing ground and first floor flat to create 2 additional flats (4 in total); new first floor window to side elevation and retrospective permission to retain patio doors on the rear elevation

Location:

21 Ainsworth Road / 2 Water Lane Street,
Radcliffe, Manchester, M26 4DJ

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 permission relates to the following plans:

Drawing no. 001: Location/ Block Plan;
Drawing no. 003 Rev. 4: Proposed Plans and Elevations; and,
Drawing no. 004 Rev. 1: Site - Existing and Proposed Site Plans

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The refuse storage facilities indicated on the approved plans reference 004 Rev. 1 shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.
- Reason - In order to ensue that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and good design, pursuant to Policy EN1/2 - 'Townscape and Built Design' of the Bury Unitary Development Plan, the National Planning Policy Framework and the National Design Guide.
- 4 The first floor window proposed on the west facing gable of the property serving a bedroom for Apartment C shall have a stone head and cill.
- Reason: In order to ensure a satisfactory relationship with the character of the host building, the street scene and in the interests of good design in accordance with the requirements of Policy H2/4 of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 5 Prior to occupation of the development hereby approved all the external works shown on Drawing No. 003 Rev. 4 shall be completed, in accordance with the approved details.
- Reason: To address the unsightly appearance of the building and to ensure the development is sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity, in accordance with the requirements of Policies H2/4 and EN1/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

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:

H5/1	H5/1 - Area Improvement
S1/4	S1/4 - Local Shopping Centres
S2/4	S2/4 - Control of Non-Retail Uses in All Other Areas
H1/2	H1/2 - Further Housing Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 22/08/2023