

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 R & Mrs A Myers
11 Spring Close
Ramsbottom
Bury
BL0 9SQ

PART 1 - Particulars of Application

Application Number: 68913

Date of Registration: 23/09/2022

Proposal:

Two storey side extension; Single storey rear extension; Formation of parking space, bin storage area at side and resiting of steps to raised garden at rear

Location:

11 Spring Close, Ramsbottom, Bury, BL0 9SQ

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 1,2,3,4,5,6,7,8,9,10 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 listed.

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 pre-application discussions 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.

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:

1,2,3,4,5,6,7,8,9,10

NOTES TO APPLICANT

1. This consent has been granted on the understanding that the windows on the west side elevation of the extension are not a main habitable room windows and as such the Councils normal aspect standards will not apply to any future application submitted on any neighbouring properties.

Signed:



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On behalf of the Council

Date of Decision: 30/11/2022