

NOTICE OF PLANNING PERMISSION

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

To:

Mr Dave Trudgeon
Conway Architectural Design
6 Conway Close
Middleton
Manchester
M24 1EW

On Behalf Of:

Mr Hardy Rashid
9 Birch Lea Close
Bury
BL9 9RZ

PART 1 - Particulars of Application

Application Number: 70064

Date of Registration: 19/09/2023

Proposal:

Variation of condition 2 (approved plans) of planning permission 68464: Front porch; various alterations to windows (front, side and rear); pitched roof, parapet wall raised; additional render; dormer cladding and rear doors changed to window.

Location:

9 Birch Lea Close, Bury, BL9 9RZ

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:-

- 2 This decision relates to drawings numbered 592-01, 02, 03, 04, 05, 06/B, 07F, 08G, 09 and 10D 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.
- 4 Prior to first occupation of the extension, the proposed 'privacy screen' (with minimum obscurity level 3) around the first floor balcony, as indicated on the revised plans, shall be installed to a minimum height of 1.7m and maintained in situ thereafter.
Reason. In order to protect privacy pursuant to UDP Policy H2/3 and associated guidance document 6 Alterations and Extensions.
- 5 Before the first occupation of the extension hereby permitted the ground floor utility room window on the side elevation shall be fitted with obscured glazing (min obscurity level 3) and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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.

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:



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On behalf of the Council

Date of Decision: 18/01/2024