

NOTICE OF PRIOR APPROVAL DETERMINATION

Paragraph A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

To:

Mr N Butterworth
89 Higher Ainsworth Road
Radcliffe
Manchester
M26 4JJ

On Behalf Of:

Mrs H Stewart
49 Nipper Lane
Whitefield
Manchester
M45 7RJ

PART 1 - Particulars of Application

Application Number: 65912

Date of Registration: 01/09/2020

Proposal:

Prior approval of proposed single storey rear extension

Location:

49 Nipper Lane, Whitefield, Manchester, M45 7RJ

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council, as local planning authority, hereby confirm that their **prior approval is required and granted** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information the developer provided to the local planning authority:

- 1 This decision relates to drawings numbered 1, 2 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.
- 2 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Information that the developer provided to the local planning authority:

The extension would extend beyond the rear wall of the original dwellinghouse by 3.75 metres.

The maximum height of the extension would be 3.70 metres.

The height to the eaves of the extension would be 2.60 metres.

Informatives

It is a requirement of paragraph A.3 of the above legislation that the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

It is a requirement of paragraph A.4 of the above legislation that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

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: 08/10/2020