

NOTICE OF PLANNING PERMISSION

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

To:

Mr Kevin Maloney
Blueprint CAD Ltd
3 Ridgeway
Lowton
Warrington
WA3 2QL

On Behalf Of:

Mr Paul Albert
16 Castle Hill Road
Prestwich
Manchester
M25 0FR

PART 1 - Particulars of Application

Application Number: 69158

Date of Registration: 11/01/2023

Proposal:

Erection of a flat roofed dormer to front, side and rear incorporating rear balcony and including associated building up of the gable walls to both side elevations;

Location:

16 Castle Hill Road, Prestwich, Manchester, M25 0FR

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 the drawings received on 10/03/2023 (Rev C) 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.
- 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.
- 4 The side windows on dormer subject to this application shall remain obscure glazed up to 1.7 metres.
Reason: To protect privacy pursuant to policy: H2/3 and SPD 6

- 5 The obscure glazed side balustrades subject to this application shall remain obscure up to 1.7 metres and constructed prior to the first use of the balcony hereby approved and thereafter maintained.

Reason. In the interests of residential amenity pursuant to Bury unitary development Plan Policies EN1/2 - Townscape and Built Design, H2/3 - Extensions and Alterations and SPD6.

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.

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: 15/03/2023