

NOTICE OF PLANNING PERMISSION

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

To:

Mr Zach Thorp
Thorp Design Services
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Mr and Mrs Richardson
45 Hilton Lane
Prestwich
M25 9SA

PART 1 - Particulars of Application

Application Number: 67768

Date of Registration: 08/11/2021

Proposal:

Two storey rear/side extension with gable end; Glazed rear balcony; Rebuild of front walls and 1.1m glazed barrier to parking level

Location:

45 Hilton Lane, Prestwich, Manchester, M25 9SA

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 ZT21-196-00, ZT21-196-01, ZT21-196-02, ZT21-196-03 & ZT21-196-04, ZT21-196-05, ZT21-196-07 received 30/11/21 & ZT21-196-07, ZT21-196-08 received 12/01/22 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 Before the first occupation of the extensions hereby permitted an obscure glazed screen shall be fitted to the west side elevation of the balcony (adjacent 47 Hilton Lane). It shall be 1.7m in height from the balcony floor level and extend along the full balcony depth and shall be permanently retained 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:

ZT21-196-00, ZT21-196-01, ZT21-196-02, ZT21-196-03 & ZT21-196-04, ZT21-196-05, ZT21-196-07 received 30/11/21 & ZT21-196-07, ZT21-196-08 received 12/01/22

NOTES TO APPLICANT

1. The applicant's attention is drawn to the possible need to gain additional planning permission for the creation or replacement of a non-permeable hardstanding or driveway under the requirements of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking or re-enacting that Order). Planning permission will NOT be needed if a new or replacement hardstanding or driveway uses permeable (or porous) surfacing which allows water to drain through such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

Signed:



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On behalf of the Council

Date of Decision: 18/01/2022