

NOTICE OF PLANNING PERMISSION

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

To:

Mr David Haworth
David Haworth Design
4 Aysgarth Drive
Darwen
BB3 1LB

On Behalf Of:

Mr & Mrs Adam Jackson
Flat 5
One Cutting Room Square
16 Hood Street
Manchester
M4 6WX

PART 1 - Particulars of Application

Application Number: 69125

Date of Registration: 19/12/2022

Proposal:

Two storey rear extension with juliette balcony; Front porch; Extension to existing detached garage; New vehicular access to the front.

Location:

6 Butt Hill Drive, Prestwich, Manchester, M25 9PL

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 drawing numbered 1520/04 received on 22/12/2022 and revised drawing numbered 1520/01 Revision A received on 27/01/2023 as modified by the email from David Haworth Design dated 27/01/2023. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 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 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
- 5 The revised access and car parking arrangements indicated on the approved plans, incorporating the extension of the existing footway crossing to limits to be agreed on site with the Highway Authority, all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, demarcation of the limits of the adopted highway and new 5.7m long minimum driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be implemented prior to the extension and widened driveway hereby approved being brought into use and thereafter maintained available for use at all times.
Reason -To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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:

- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations

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:

drawing numbered 1520/04 received on 22/12/2022 and revised drawing numbered 1520/01 Revision A received on 27/01/2023 as modified by the email from David Haworth Design dated 27/01/2023.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by the Council on 30 January 2023
2. The applicant's attention is drawn to the need to consult the Department of

Operations regarding the specification for and implementation of the proposed footway crossing extension and any associated footway remedial works. The cost of the works will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', written in a cursive style.

3 of 3

.....
On behalf of the Council

Date of Decision: 14/02/2023