

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

The Owner
c/o agent

PART 1 - Particulars of Application

Application Number: 72397

Date of Registration: 06/10/2025

Proposal:

Hip to gable roof extension, including raising existing roof ridge height, with loft conversion and dormers at front/rear;
Single storey extension at side/rear with new flat roof to existing rear extension; Alterations to parking area/vehicular access and boundary wall at front

Location:

3 Ravensway, Prestwich, Manchester, M25 0EU

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 00502/2, 503, 002/1, 003/1 and 004 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 and Places for Everyone Joint 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The development approved shall not be brought into use unless and until the

alterations to the existing parking area and vehicular access indicated on approved plan reference GSS25148 502 Revision 2, incorporating the provision of a new footway crossing, reinstatement of the redundant footway crossing to adjacent footway levels, demarcation of the limits of the adopted highway, hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, boundary wall alterations with foundations that do not encroach under the adopted highway and all associated highway remedial works required to reinstate the footway to its condition prior to commencement of the development, have been implemented to the satisfaction of the Local Planning Authority.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

- 5 The development hereby approved shall not be commenced unless and until appropriate facilities for the storage of construction materials have been provided within the curtilage of the site. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
- 6 Before the first occupation of the extension hereby permitted, the eastern-most dormer window on the rear elevation shall be fitted with obscured glazing (min obscurity level 3) and shall be permanently retained in that condition thereafter.
Reason. To reduce direct overlooking of the neighbour to the rear 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 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:

Drawings numbered 00502/2, 503, 002/1, 003/1 and 004.

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of the proposed footway crossing, reinstatement of the redundant footway crossing and all associated highway remedial works. The cost of the works will be the responsibility of the developer.

Signed:



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On behalf of the Council

Date of Decision: 11/12/2025