

NOTICE OF PLANNING PERMISSION

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

To:
Mr Mehmood
I. Planning Services
2A
Cook Street
Bury
BL9 0RP

On Behalf Of:
Mr Muhammad Nazir
1 Wiltshire Close
Bury
Bury
BL9 9EY

PART 1 - Particulars of Application

Application Number: 72075

Date of Registration: 07/07/2025

Proposal:

Side extension; Single storey rear extension;
Loft conversion with front & rear dormers;
Relocation of main entrance to front
elevation; Front porch & canopy; Bay
windows to front elevation; Relocation of
vehicular access to side/rear

Location:

1 Wiltshire Close, Bury, BL9 9EY

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 SHT 1 of 3 and SHT 2 of 3 received on 09/07/2025 and drawing numbered SHT 3 of 3 Rev B received on 19/08/2025 as modified by the email from I. Planning Services dated 19/08/2025. 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 in terms of visual amenity, 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 and there shall be aluminium bi-folding patio doors to the rear.
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 development hereby approved shall not be brought into use/first occupied unless and until the redundant footway crossing indicated on approved plan reference SHT 3 of 3 Revision A and all associated footway remedial works have been implemented.
Reason. To ensure good highway design in the interests of road safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

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
PFE Places for Everyone

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 SHT 1 of 3 and SHT 2 of 3 received on 09/07/2025 and drawing numbered SHT 3 of 3 Rev B received on 19/08/2025 as modified by the email from I. Planning Services dated 19/08/2025.

NOTES TO APPLICANT

- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is

mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

- . This recommendation relates to the revised plan received by this Section on 31/07/2025.
- . 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 extension and any associated highway remedial works. The cost of the works will be the responsibility of the developer.

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 27/08/2025