

NOTICE OF PLANNING PERMISSION

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

To:

Mr Peter Hoole
PJH Architectural Services
Office Number 1
88a Chapel Street
Leigh
Lancashire
WN7 2DB

On Behalf Of:

Mrs Tricia Euston
36 Ludlow Avenue
Whitefield
Manchester
M45 6TD

PART 1 - Particulars of Application

Application Number: 68990

Date of Registration: 17/10/2022

Proposal:

Single storey side/rear infill extension and
Partial garage conversion with roof to existing
extension

Location:

36 Ludlow Avenue, Whitefield, Manchester,
M45 6TD

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 2020-1476-P-101, 2020-1476-P-102, 2020-1476-P-103, 2020-1476-P-104, 2020-1476-P-105, and 2020-1476-P-106 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.

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:

2020-1476-P-101, 2020-1476-P-102, 2020-1476-P-103, 2020-1476-P-104,
2020-1476-P-105, and 2020-1476-P-106

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in dark ink, appearing to read 'Paul Harris', is written over a horizontal dotted line.

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On behalf of the Council

Date of Decision: 16/12/2022