

NOTICE OF PLANNING PERMISSION

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

To:

Mr Michael Court
MTC Designs
31 Exford Drive
Bolton
BL2 6TB

On Behalf Of:

Mr Karl Rawstron
4 Mile Lane
Bury
BL8 2DS

PART 1 - Particulars of Application

Application Number: 72380

Date of Registration: 09/10/2025

Proposal:

Extension / alterations to existing roof with rear dormer and patio doors to first floor level at rear; partial render to side and rear elevations to match existing

Location:

5 Hawkshaw Lane, Tottington, Bury, BL8 4JZ

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 P01, P02, P03A(Revised), P04, P05 and P06 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 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:

- H2/3 H2/3 - Extensions and Alterations
- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- OL1/2 OL1/2 - New Buildings in the Green Belt
- SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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 P01, P02, P03A(Revised), P04, P05 and P06.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 28/11/2025