NOTICE OF PLANNING PERMISSION

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

To:
Mr Ronald Gonshaw
Gonshaw Associates
The Studio
3 Kendal Drive
Gatley
Cheadle
SK8 4QJ

On Behalf Of:
Mr Juzer Kutbuddin
1A Langley Hall Road
Prestwich
Manchester
M25 3BZ

PART 1 - Particulars of Application

Application Number: 65925

Date of Registration: 04/09/2020

Proposal:
Two storey side extension with canopy over entrance; Loft conversion with dormer at rear; Ramped access to entrance with alterations to vehicular access/parking area

Location:
1A Langley Hall Road, Prestwich, Manchester, M25 3BZ

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 40284/01, 40284/02, 40284/03F and 40284/05 received on 04/09/2020 and revised drawing numbered 40284/04E received on 02/10/2020 as modified by the email from Gonshaw Associates dated 02/10/2020. 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 The proposed access arrangements indicated on the approved plans, incorporating the provision of a dropped crossing onto Poppythorn Lane, 5.0m minimum length driveway in a porous material and/or measures to prevent the discharge of surface water onto the adopted highway, provision of 0.9m maximum height fencing on both sides of the access as shown to provide adequate visibility and all associated highway remedial works required as a result of the proposed development and alteration of the pedestrian access onto Langley Hall Road, shall be implemented prior to the dwelling hereby approved being first occupied and thereafter maintained at all times.
Reasons
To ensure good highway design, allow adequate space to maintain a vehicle clear of the highway and ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

5 Before the first occupation of the development hereby permitted the window to the rear dormer shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter as per revised drawing number 04E received on 02/10/2020.
Reason. To protect the privacy of properties to the rear of the site and to accord with 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 40284/01, 40284/02, 40284/03F and 40284/05 received on 04/09/2020 and revised drawing numbered 40284/04E received on 02/10/2020 as modified by the email from Gonshaw Associates dated 02/10/2020.

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed dropped crossing and any associated remedial works. The cost of the works will be the responsibility of the applicant

Signed:

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On behalf of the Council

Date of Decision: 23/10/2020