

NOTICE OF PLANNING PERMISSION

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

To:

Mr S Saund
17 Platt Hill Avenue
Bolton
BL3 4JR

On Behalf Of:

Mr & Mrs F & H Patel
385 Parr Lane
Bury
BL9 8PH

PART 1 - Particulars of Application**Application Number:** 67630**Date of Registration:** 01/12/2021**Proposal:**

Change of use from ground floor shop to residential unit with single storey front extension

Location:

385 Parr Lane, Bury, BL9 8PH

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 - 00 Site Location Plan Rev C; Proposed floor layout and proposed elevations received 7/10/21; Proposed LHS side elevation received 3/12/21 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 Notwithstanding the details indicated on approved plan reference 00 Revision C, the boundary treatment alterations at the front/side of the property shall not be commenced unless and until the limits of the existing adopted highway have been agreed on site with the Highway Authority. The subsequent works to remove the existing bollards and replace them with a 400mm high dwarf brick wall located clear of the limits of the adopted highway identified, incorporating foundations that do not

encroach under the adjacent adopted highway and any necessary highway remedial works required to reinstate the adjacent footway to its former condition prior to commencement of the development, shall be implemented prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to Bury Unitary Development Plan policies H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

- 5 The car parking arrangements indicated on approved plan reference 00 Revision C shall be made available for use prior to the use hereby approved commencing and thereafter maintained available for use at all times

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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:

NPPF	National Planning Policy Framework
H2/1	H2/1 - The Form of New Residential Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/3	H2/3 - Extensions and Alterations
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

00 Site Location Plan Rev C; Proposed floor layout and proposed elevations received 7/10/21; Proposed LHS side elevation received 3/12/21.

NOTES TO APPLICANT

- . This recommendation relates to the revised plan received by this section on 19 January 2022
- . The applicant's attention is drawn to the need to consult the Department of

Operations regarding the specification for and implementation of the proposed access alterations and associated footway remedial works. The cost of the works will be the responsibility of the developer.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', written in a cursive style.

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On behalf of the Council

Date of Decision: 17/02/2022