

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Dawn Winterbottom
Plans Drawn
4 Swallow Close
Carrbrook
Stalybridge
SK15 3LU

On Behalf Of:

Jagjeet Kaur
26 Hillingdon Road
Whitefield
M45 7QN

PART 1 - Particulars of Application

Application Number: 67669

Date of Registration: 04/11/2021

Proposal:

Raise roof ridge height; Two storey extension at front/side/rear and single storey rear extension; Erection of detached summerhouse at rear; New boundary wall/fence; New vehicular access; Rear juliet balcony

Location:

26 Hillingdon Road, Whitefield, Manchester, M45 7QN

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 01, 03, 06, 08, 10A, 20b, 21b, 22, 23, 25c, 27a and 26b 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 The use of the outbuilding hereby permitted shall be remain ancillary to the main residence.

Reason: In the interests of amenity having regard to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 5 All construction materials relating to the development shall be stored wholly within the site and clear of the highway 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.
- 6 The formation of the new vehicular access and driveway indicated on the approved plans, incorporating the provision of a footway crossing extension of a width and in a position to be agreed on site prior to commencement of the development clear, widened driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway, and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to an agreed specification and to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied/ 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 UDP Policy H2/3 Extensions and Alterations.

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 01, 03, 06, 08, 10A, 20b, 21b, 22, 23, 25c, 27a and 26b.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", is positioned in the upper left area of the page.

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On behalf of the Council

Date of Decision: 07/01/2022