

NOTICE OF PLANNING PERMISSION

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

To:

Mr Ben Lysiak
Stonehouse And Co.
5 Throstle Bank
Throstle Bank
Halifax
HX2 7DB

On Behalf Of:

Mrs Kahn
102 Redvales Road
Bury
BL9 9PU

PART 1 - Particulars of Application

Application Number: 70190

Date of Registration: 23/10/2023

Proposal:

Demolition of existing detached garage and replace with two storey detached annexe with balcony; Extend existing driveway and dropped kerb

Location:

102 Redvales Road, Bury, BL9 9PU

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 drawing numbered P01 rev 5 received on 27/02/2024 and drawings numbered P02 Rev 7, A01 Rev 4 and A02 rev 4 received on 12/03/2024 as modified by the emails from Stonehouse & Co. Architecture Ltd dated 27/02/2024 and 12/03/2024. 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 revised access arrangements indicated on approved plan reference P02 Revision 5, incorporating the provision of a footway crossing extension in a position to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, widened driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development and following removal of the boundary treatment, shall be implemented prior to the development and widened driveway hereby approved being brought into use and thereafter maintained available for use at all times.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury UDP Policies HT2/4 - Car Parking and New Development, H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose 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 development hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 102 Redvales Road.
Reason. To ensure the proposed use remains ancillary to the principle use on the site pursuant to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 7 Before the first occupation of the extension hereby permitted the window on the west side dormer shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers 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
EN1/2	EN1/2 - Townscape and Built Design
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4	HT2/4 - Car Parking and New Development
PFE	Places for Everyone

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:

drawing numbered P01 rev 5 received on 27/02/2024 and drawings numbered P02 Rev 7, A01 Rev 4 and A02 rev 4 received on 12/03/2024 as modified by the emails from Stonehouse & Co. Architecture Ltd dated 27/02/2024 and 12/03/2024.

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by this Section on 27 February 2024.
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the new footway crossing and all associated highway remedial works. The cost of the works will be the responsibility of the applicant.

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 14/03/2024