

NOTICE OF PLANNING PERMISSION

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

To:

Mr Zach Thorp
Thorp Design Services
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Mr Ewen Perry
7 Crosfield Avenue
Ramsbottom
Bury
BL9 5NX

PART 1 - Particulars of Application

Application Number: 70445

Date of Registration: 01/02/2024

Proposal:

Two storey side extension with dormer to the front; Side dormer extension with lead finish; velux rooflights to existing front extension; external alterations and partial render to front, side and rear elevations

Location:

7 Crosfield Avenue, Summerseat, Bury, BL9 5NX

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 ZT22-196-01 and ZT22-196-02 received on 22/01/2024, drawings numbered ZT22-196-05, ZT22-196-06 and ZT22-196-07 received on 08/02/2024 and drawings numbered ZT22-196-03 and ZT22-196-04 received on 11/03/2024 as modified by the email from Thorp Design Services dated 11/03/2024. 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 be render and brick finish to the walls, grey roof tiles, black upvc windows and doors and the dormers to the front and side of the dwelling would have a lead finish as stated on the proposed drawings and application form.
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.

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:

SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3	H2/3 - Extensions and Alterations
OL1	OL1 - Green Belt
OL5/2	OL5/2 - Development in River Valleys
EN9/1	EN9/1 - Special Landscape Areas
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
NPPF	National Planning Policy Framework
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:

drawings numbered ZT22-196-01 and ZT22-196-02 received on 22/01/2024, drawings numbered ZT22-196-05, ZT22-196-06 and ZT22-196-07 received on 08/02/2024 and drawings numbered ZT22-196-03 and ZT22-196-04 received on 11/03/2024 as modified by the email from Thorp Design Services dated 11/03/2024.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 14/03/2024