

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 Ltd
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Rebecca Ferguson
43 Vernon Road
Tottington
Bury
BL8 4DD

PART 1 - Particulars of Application

Application Number: 69347

Date of Registration: 13/02/2023

Proposal:

1m/1.3metre high fencing to the front boundary, 1m/1.9m fencing to driveway and 1.5m high fencing to the south side boundary.

Location:

43 Vernon Road, Tottington, Bury, BL8 4DD

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 This decision relates to drawings numbered ZT22-196-00 and ZT22-196-01 received on 13/02/2023 and revised proposed drawing numbered ZT22-196-06 received on 13/06/2023 as modified by the email from Thorp Design Services Ltd dated 13/06/2023. 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.
- 2 The remedial works required to implement the visibility splays indicated on approved plan reference ZT22-196-06 shall be implemented within three months of the date of the decision, with the visibility splays subsequently maintained free of obstruction above the height of 1.0m.
Reason - To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in 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
EN1/2 EN1/2 - Townscape and Built Design

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 ZT22-196-00 and ZT22-196-01 received on 13/02/2023 and revised proposed drawing numbered ZT22-196-06 received on 13/06/2023 as modified by the email from Thorp Design Services Ltd dated 13/06/2023

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by this Section on 13th June 2023
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway.

Signed:



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On behalf of the Council

Date of Decision: 15/06/2023