

NOTICE OF PLANNING PERMISSION

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

To:

Mr Steven Jackson
Archtech design solutions
14 Maitland place
Rossendale
Rawtenstall
BB4 6at

On Behalf Of:

Mr Ronnie Prentice
2 Meadowside Close
Radcliffe
Manchester
M26 4JR

PART 1 - Particulars of Application

Application Number: 70146

Date of Registration: 22/11/2023

Proposal:

Variation of condition 2 of planning permission 67463 (Two storey front extension; Two storey front/side extension; Single storey rear extension; Loft conversion with 3 dormers; Raising ridge height) - Inclusion of balcony at rear, Alteration to front extension and windows

Location:

2 Meadowside Close, Radcliffe, Manchester, M26 4JR

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 RNP/008/1, RNP/009/1, RNP/010/02, RNP/011/1 and RNP/012/ 1 received on 18/10/2023 and revised proposed drawings numbered RNP/001/02/prp, RNP/001a/02/prp, RNP/002/02/prp, RNP/003/02/prp, RNP/003a/02/prp, RNP/004/02/prp, RNP/005/02/prp, RNP/006/02/prp, RNP/007/02/prp, RNP/008/02/prp and RNP/009/02/prp received on 06/12/2023 as modified by the email from Archtech Design Solutions dated 06/12/2023. 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.

- 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 Before the first occupation of the extension hereby permitted the windows to all bathrooms, toilets, and utility rooms 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.
- 5 Before the first occupation of the extension hereby permitted a 1.7m high obscure glazed privacy screen shall be installed to the north east side of the first floor balcony to the rear of the dwelling and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of occupiers of no.1 Cemetery Road next door, 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
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 RNP/008/1, RNP/009/1, RNP/010/02, RNP/011/1 and RNP/012/ 1 received on 18/10/2023 and revised proposed drawings numbered RNP/001/02/prp, RNP/001a/02/prp, RNP/002/02/prp, RNP/003/02/prp, RNP/003a/02/prp, RNP/004/02/prp, RNP/005/02/prp, RNP/006/02/prp, RNP/007/02/prp, RNP/008/02/prp and RNP/009/02/prp received on 06/12/2023 as modified by the email from Archtech Design Solutions dated 06/12/2023.

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 08/01/2024