

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Simon Jackson  
203 Bury New Road  
Bolton  
BL2 6QQ

**On Behalf Of:**

Mr Mark Fletcher  
25 Burghley Drive  
Radcliffe  
Manchester  
M26 3XY

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### PART 1 - Particulars of Application

**Application Number:** 67857

**Date of Registration:** 01/12/2021

**Proposal:**

Replace existing conservatory with two storey rear extension and new first floor window to side elevation

**Location:**

25 Burghley Drive, Radcliffe, Manchester,  
M26 3XY

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### 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 1, 2, 3, 4, 5 and 6 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 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 new bathroom window to the north side elevation 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 proposal complies with the development plan and would improve the economic, social  
and environmental conditions of the area. It therefore comprises sustainable development  
and the Local Planning Authority worked proactively and positively to issue the decision  
without delay. 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

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 1, 2, 3, 4, 5 and 6

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 01/02/2022