

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios Ltd
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

COA
26 Fairway
Prestwich
Manchester
M25 0JH

PART 1 - Particulars of Application

Application Number: 69229

Date of Registration: 09/01/2023

Proposal:

Single storey outbuilding at rear; Amended parking with dropped kerb; Reposition access gate at the side.

Location:

26 Fairway, Prestwich, Manchester, M25 0JH

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 001 received on 10/01/2023, drawing numbered 003 Rev 2 received on 01/03/2023, drawing numbered 005 Rev 3 received on 21/03/2023 and drawing numbered 004 Rev 7 received on 27/03/2023 as modified by the emails from Gold Sketch Studios Ltd dated 01/03/2023, 21/03/2023 and 27/03/2023. 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 be as shown on the approved plans.
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 development hereby approved shall not be brought into use until the car parking and boundary wall alterations indicated on approved plan reference 004 Revision 7, incorporating the reinstatement of the redundant footway crossing and provision of a new footway crossing to a scope and specification to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, sliding gate, replacement boundary fences and walls with foundations that do not encroach under the adjacent adopted highway, hardstanding to the dimensions shown in a permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 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 Before the first occupation of the detached outbuilding hereby permitted the windows on the side and rear elevations shall be fitted with obscured glazing and be unopenable to an internal height of 1.7m. They 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.

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:

drawing numbered 001 received on 10/01/2023, drawing numbered 003 Rev 2 received on 01/03/2023, drawing numbered 005 Rev 3 received on 21/03/2023 and drawing numbered 004 Rev 7 received on 27/03/2023 as modified by the emails from Gold Sketch Studios Ltd dated 01/03/2023, 21/03/2023 and 27/03/2023

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by the Council on on 21 March 2023.

2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed footway crossing and any associated highway remedial works. The cost of the works will be the responsibility of the developer.
3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway
4. 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:

A handwritten signature in black ink, appearing to read 'P. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 29/03/2023