

## NOTICE OF PRIOR APPROVAL DETERMINATION

### Paragraph A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

**To:**

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

**On Behalf Of:**

Shams  
2 Oakfield  
Prestwich  
Manchester  
M25 0DP

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#### PART 1 - Particulars of Application

**Application Number:** 73301

**Date of Registration:** 08/06/2026

**Proposal:**

Prior approval for proposed enlargement of existing bungalow by construction of additional storey

**Location:**

2 Oakfield, Prestwich, Manchester, M25 0DP

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#### PART 2 - Particulars of Decision

**Bury Metropolitan Borough Council**, as local planning authority, hereby confirm that their **prior approval is required and granted** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information the developer provided to the local planning authority:

- 1 The development must be completed within a period of three years beginning with the date of this permission.  
Reason. By virtue of sub paragraph 3c of Condition AA.2. of Schedule 2, Part 1, Class AA of the (General Permitted Development) (England) Order 2015 (as amended)
- 2 This decision relates to drawings numbered 0P2 Rev 1 and 0P1 Rev 2 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 Unitary Development Plan listed.
- 3 Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.  
Reason. As required by sub paragraph 11b Condition AA.3. of Schedule 2, Part 1,

Class AA.

**Information that the developer provided to the local planning authority:**

Proposed addition of one storey to create a two storey house.

The current height of the dwellinghouse is 4.2m.

The maximum height of the dwellinghouse once the additional storey is added will be 7.6m

**Informatives**

It is a requirement of paragraph A.3 of the above legislation that the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

It is a requirement of paragraph A.4 of the above legislation that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

Signed:



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On behalf of the Council

**Date of Decision:** 02/07/2026