

NOTICE OF PLANNING PERMISSION

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

To:

Mr Roger White
Randle White Ltd
11 Bradshaw Lane
Grappenhall
WA4 2NJ

On Behalf Of:

Mr Kevin McGlynn
21 Hawkstone Avenue
Whitefield
Manchester
M45 7PG

PART 1 - Particulars of Application

Application Number: 73197

Date of Registration: 12/05/2026

Proposal:

Loft conversion with rear dormer and Juliet balcony, side dormer and roof lights to front

Location:

21 Hawkstone Avenue, Whitefield,
Manchester, M45 7PG

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 (EXT)10, (EXT)20, (EXT)21, (EXT)30, (EXT)44 and (EXT)49 received on 13/05/2026 and drawings numbered (FSD)10A, (FSD)20A and (FSD)21A received on 18/06/2026 as modified by the email from Randle White Ltd dated 18/06/2026. 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 Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 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 development hereby permitted the windows to the side dormer shall be fitted with obscured glazing with restrictors on both windows to

limit overlooking of no.19 Hawkstone Avenue next door 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.

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
PFE Places for Everyone

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 (EXT)10, (EXT)20, (EXT)21, (EXT)30, (EXT)44 and (EXT)49 received on 13/05/2026 and drawings numbered (FSD)10A, (FSD)20A and (FSD)21A received on 18/06/2026 as modified by the email from Randle White Ltd dated 18/06/2026

NOTES TO APPLICANT

In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:



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On behalf of the Council

Date of Decision: 25/06/2026