

NOTICE OF PLANNING PERMISSION

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

To:

Mr David Driver
TECH:D LTD
27 Oakham Close
Bury
Lancashire
BL81XJ

On Behalf Of:

Mrs Z Kean & Mr J Lang
90 Hunstanton Drive
Bury
BL8 1XH

PART 1 - Particulars of Application

Application Number: 70082

Date of Registration: 15/09/2023

Proposal:

Two storey rear extension; front porch and pitched roof over existing garage

Location:

90 Hunstanton Drive, Bury, BL8 1XH

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 23-06.03 01, 23-06.03 02, 23-06.03 03 Rev A, 23-06.03 05, 23-06.03 06, 23-06.03 07, 23-06.03 08 and 23-06.03 09 received on 18/09/2023 and drawing numbered 23-06.03 04 Rev B received on 01/11/2023 as modified by the email from TECH:D Ltd dated 01/11/2023. 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 Notwithstanding the submitted details, no development shall take place until a scheme showing details of the works to be carried out adjacent to the Elton feeder Channel have been first submitted to and approved in writing by the Local Planning Authority. The details shall:

- Provide a cross section showing the foundations of the rear extension and its proximity to the Feeder Channel, including written dimensions and relative levels.
- Outline the means of construction of the foundations of the rear extensions, including proposed earthmoving and excavation works required and set out how the Feeder Channel would be protected during the works (including details of any proposed temporary protective fencing or buffer zone to be erected) to safeguard the waterway infrastructure during construction.

The development shall only be carried out in strict accordance with the approved scheme.

Reason - To protect the structural stability of the canal infrastructure which could be adversely affected by the development and to accord with the advice and guidance relating to land stability contained in Paragraphs 174 and 183 of Section 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

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
NPPF National Planning Policy Framework

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 23-06.03 01, 23-06.03 02, 23-06.03 03 Rev A, 23-06.03 05, 23-06.03 06, 23-06.03 07, 23-06.03 08 and 23-06.03 09 received on 18/09/2023 and drawing numbered 23-06.03 04 Rev B received on 01/11/2023 as modified by the email from TECH:D Ltd dated 01/11/2023.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", is positioned in the upper left area of the page.

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On behalf of the Council

Date of Decision: 09/11/2023