

NOTICE OF PLANNING PERMISSION

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

To:

Mr John Hodkinson
20 Westgate Avenue
Ramsbottom
Bury
BL0 9SS

On Behalf Of:

Mr Andrew Hoggard
1 Woodleigh Court
Tottington Road
Bury
BL8 1TP

PART 1 - Particulars of Application

Application Number: 68579

Date of Registration: 21/06/2022

Proposal:

First floor extension at front; Balcony with staircase at side

Location:

1 Woodleigh Court, Bury, BL8 1TP

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 22/696/01, 22/696/02, 22/696/03 and 22/696/05 received on 21/06/2022 and revised drawing numbered 22/696/04A received on 04/09/2022. as modified by the email from Mr John Hodkinson dated 04/09/2022. 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 Before the first occupation of the extension hereby permitted the 1.7m high obscurely glazed privacy screen to the first floor of the north west side elevation, as shown on

revised plans received on 04/09/2022, shall be fitted and permanently retained in position whilst it serves the development hereby approved.

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.

- 5 With regards to the two first floor bedroom windows to be installed to the north west elevation, prior to the first occupation of the extension hereby permitted the window labelled as a 'landing' shall be fitted with obscured glazing to an internal height of 1.7m and shall be permanently retained in that condition thereafter. The second window labelled as 'bedroom' shall be installed at an internal height of no less than 1.7m and 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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 22/696/01, 22/696/02, 22/696/03 and 22/696/05 received on 21/06/2022 and revised drawing numbered 22/696/04A received on 04/09/2022. as modified by the email from Mr John Hodkinson dated 04/09/2022.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 07/09/2022