

NOTICE OF PLANNING PERMISSION

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

To:

Mr Gary Dearden
PPY design Ltd
2 Helmsshore Road
Holcombe Village
Bury
BL8 4PA

On Behalf Of:

Mr S & MK Shafiq
34 Newington Drive
Bury
BL8 2NE

PART 1 - Particulars of Application

Application Number: 70620

Date of Registration: 22/03/2024

Proposal:

Front porch; Single storey rear extension (0.295 metres larger); Dormer extension at rear; Extension to existing 2 no. front dormers to form 1 no. dormer with new balcony, to be clad using uPVC; extension to front bay window; Relocation of front door and removal of side door; garage conversion including change from garage door to window; alterations to the existing vehicular access and replacement of dropped kerb; Alterations to rear garden and retaining wall/boundary.

Location:

34 Newington Drive, Bury, BL8 2NE

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 This decision relates to drawings numbered SS2-00, 01, 02A, 03, 05 and 06 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.
- 2 Before the extensions and new parking facilities hereby approved are brought into use, the amended access and parking arrangements indicated on the approved plans, incorporating the reinstatement of the redundant footway crossing to adjacent footway levels and 600mm high boundary wall abutting Newington Drive with foundations that do not encroach under the adopted highway, provision of a new double footway crossing, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway,

demarcation of the limits of the adopted highway and any associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to UDP Policy H2/3 Alterations and Extensions.

- 3 Facilities for the safe storage of construction materials shall be provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The storage area and shall be retained for the intended purpose and shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. In the interests of highway safety pursuant to UDP Policy H2/3 Alterations and Extensions and SPD6.
- 4 The proposed boundary retaining wall and new Upvc fencing in the rear garden, indicated on the approved plans, shall not extend above the existing timber panelled fencing at any point.
Reason. In the interests of visual amenity pursuant to UDP Policy H2/3 Alterations and Extensions and guidance in SPD6.

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:

H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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 SS2-00, 01, 02A, 03, 05 and 06.

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: 09/05/2024