

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Umayr Azam  
Northedge Architecture  
22 Fownhope Avenue  
Sale  
M33 4RD

**On Behalf Of:**

Mr Ovais Malik  
21 Sheepfoot Lane  
Prestwich  
Manchester  
M25 0BN

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### PART 1 - Particulars of Application

**Application Number:** 68804

**Date of Registration:** 23/09/2022

**Proposal:**

Variation of condition no. 2 (approved plans) of planning permission 67324 for external changes including an increase in width of rear basement extension, changes to fenestration detailing, balustrade and brick colour (to grey brick), enlargement of roof light and addition of a tile clad canopy with associated internal alterations

**Location:**

21 Sheepfoot Lane, Prestwich, Manchester, M25 0BN

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### 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 -  
Location Plan dated 23/02/2021 relating to 66617  
Site Plan (Drawing No. 19-60-20-007 R9)  
Proposed ground floor plan 19-60-20-001 r7 relating to 67324  
Proposed first floor plan 19-60-20-002 r5 relating to 67324  
Proposed Basement (Drawing No. 19-60-20-006 R9)  
Proposed Elevations (Drawing No. 19-60-20-003 R5)  
Proposed Elevations Sheet 2 (Drawing No. 19-60-20-004 R5)  
Post Build Tree Planting Proposal by Rowbottom's Tree Services Ltd  
RTS/28022021/002 rev 002 relating to 67324  
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 the first use or occupation of the basement/lower ground floor extension hereby approved, the balustrade shall be erected across the entire rear terrace as indicated on approved plan 19-60-20-007 R9 and thereafter maintained.  
Reason. To protect the residential amenity of the adjacent occupiers pursuant to Bury Unitary Development Plan Policies H2/3 - Extensions and Alterations and SPD6.
- 4 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.  
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
- 5 The landscaping scheme as detailed in the Post Build tree planting proposal by Rowbottoms tree Services Ltd ref RTS/28022021/002 rev 002 related to 67324 shall be implemented not later than 12 months from the date the extensions are first occupied/used or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.  
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 6 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

**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:**

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:**

Location Plan dated 23/02/2021 relating to 66617

Site Plan (Drawing No. 19-60-20-007 R9)

Proposed ground floor plan 19-60-20-001 r7 relating to 67324

Proposed first floor plan 19-60-20-002 r5 relating to 67324

Proposed Basement (Drawing No. 19-60-20-006 R9)

Proposed Elevations (Drawing No. 19-60-20-003 R5)

Proposed Elevations Sheet 2 (Drawing No. 19-60-20-004 R5)

Post Build Tree Planting Proposal by Rowbottom's Tree Services Ltd RTS/28022021/002  
rev 002 relating to 67324

**NOTES TO APPLICANT**

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

**Date of Decision:** 18/11/2022