

NOTICE OF PLANNING PERMISSION

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

To:

Mr John Aynsley
Studio Charrette
50 Grosvenor Hill
London
W1K 3QT

On Behalf Of:

Mr Sean Kelly
c/o Agent

PART 1 - Particulars of Application

Application Number: 72473

Date of Registration: 16/10/2025

Proposal:

Construction of detached outbuilding (garden room) at rear

Location:

6 Valley View, Bury, BL8 1WN

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 SC/25/517-001, SC/25/517-002 and SC/25/517-101 received on 16/10/2025, drawing numbered SC/25/517-201 Revision A received on 05/12/2025 and drawing numbered SC/25/517-301 received on 10/12/2025 as modified by the emails from Studio Charrette dated 05/12/2025 and 10/12/2025. 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 Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be horizontal larch cladding with a natural stain finish and black upvc fascias, soffits and rain water goods as noted on the approved drawing numbered SC/25/517-201 Revision A.
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 outbuilding hereby permitted, the high level windows to the rear elevation shall be fitted with obscured glazing (minimum level of obscurity 3) 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.
- 5 The outbuilding hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 6 Valley View.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.
- 6 The Cherry Laurel hedge (*Prunus Laurocerasus*) hereby approved shall be planted along the rear boundary not later than 4 months from the date of the decision (planting season between March and May). The hedge shall be maintained at a height of 1.5m to 2m. Any part of the hedge removed, dying or becoming severely damaged or becoming seriously diseased within 3 years of planting shall be replaced by shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
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.

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
- 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 SC/25/517-001, SC/25/517-002 and SC/25/517-101 received on 16/10/2025, drawing numbered SC/25/517-201 Revision A received on 05/12/2025 and drawing numbered SC/25/517-301 received on 10/12/2025 as modified by the emails from Studio Charrette dated 05/12/2025 and 10/12/2025.

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: 16/01/2026