

NOTICE OF PLANNING PERMISSION

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

To:
Mr Rostron
11 Brookfield Road
Bury
BL95LA

PART 1 - Particulars of Application

Application Number: 68356

Date of Registration: 20/04/2022

Proposal:

Single storey extensions at front and rear,
new windows on side elevation, covered
carport area, raised patio at rear.

Location:

11 Brookfield Road, Bury, BL9 5LA

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 Drawing 6, Drawing 7, Drawing 8, and Drawing 11 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 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 bedroom windows on the west elevation shall be fitted with obscured glazing up to 1.7m above floor level 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.

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:

NPPF	National Planning Policy Framework
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4	HT2/4 - Car Parking and New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EN1/1	EN1/1 - Visual Amenity
OL5/2	OL5/2 - Development in River Valleys

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:

Plans:

- Drawing 1 - Existing Front Elevation
- Drawing 2 - Existing Rear Elevation
- Drawing 3 – Existing Side View from No.13
- Drawing 4 - Existing Side View from No.9
- Drawing 5 - Existing Floorplan
- Drawing 6 - Proposed Floorplan
- Drawing 7 - Proposed Front Elevation
- Drawing 8 – Proposed Rear Elevation
- Drawing 9 - Proposed Side View from No.9
- Drawing 10 – Proposed Side View from No.13
- Drawing 11 – Proposed Block Plan
- Drawing 12 – Proposed Section Drawings
- Drawing 13 - Proposed Section Drawings

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: 11/07/2022