

NOTICE OF PLANNING PERMISSION

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

To:
Mr Stewart Rothwell
564 Bolton Road
Bury
BL8 2DU

On Behalf Of:
Mr Rizwan Suleman
124 Walmersley Road
Bury
BL9 6DX

PART 1 - Particulars of Application

Application Number: 68107

Date of Registration: 18/02/2022

Proposal:

Roof extension/raise roof ridge height to form second floor with 3 no. rear dormers, two storey extensions at front/rear, single storey side extension to attached side room, render to external elevations and change of use of ground floor from childrens nursery (Class E) to form 1 no. residential dwelling (Class C3).

Location:

Suleman House, 6 Arley Avenue, Bury, BL9 5HD

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 - Red edge location plan received 18/2/22; Proposed elevations Sheet 3; Proposed plans Sheet 4; Proposed streetscene received 18/2/22; Proposed loft plan Sheet 5; Proposed section Sheet 6 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 roof finishing materials for the proposal hereby approved shall match those of the existing building. External elevations to be red brick to match the existing or rendered.
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:

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/3	H2/3 - Extensions and Alterations
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Red edge location plan received 18/2/22; Proposed elevations Sheet 3; Proposed plans Sheet 4; Proposed streetscene received 18/2/22; Proposed loft plan Sheet 5; Proposed section Sheet 6

NOTES TO APPLICANT

. Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Signed:



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On behalf of the Council

Date of Decision: 10/05/2022