

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr Barry Tang  
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Architects  
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Greenwood Business Centre  
Manchester  
M5 4QH

**On Behalf Of:**

Mr Isa Usman  
Unsworth Smile Clinic  
C/O Agent

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### PART 1 - Particulars of Application

**Application Number:** 61048**Date of Registration:** 23/01/2017**Proposal:**

Second floor extension to form three storey  
building

**Location:**

57 Parr Lane, Bury, BL9 8JR

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### PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposed extension would be seriously detrimental to the visual amenity of the locality by reason of its height, size, massing and design. The proposed development therefore conflicts with UDP Policy EN1/2 Townscape and Built Design and guidance with Supplementary Planning Document 16 Design and Layout of New Development in Bury.

### Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

### The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/2 EN1/2 - Townscape and Built Design  
EC4/1 EC4/1 - Small Businesses

HT2/4 HT2/4 - Car Parking and New Development  
CF4 CF4 - Healthcare Facilities  
SPD16 Development Control Policy Guidance Note 16 - Design and Layout of New  
Development 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:**

Drawings numbered 9297/001/A, 011/B and 021/B

**NOTES TO APPLICANT**

Not Applicable

Signed:

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On behalf of the Council

**Date of Decision:** 01/03/2017