

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Chris Wilkinson
CD Wilkinson Plans
5 Highmeadow
Outwood
Radcliffe
Manchester
M26 1YN

On Behalf Of:

Mrs Holly Wright
11 Marle Croft
Whitefield
Manchester
M45 7NB

PART 1 - Particulars of Application

Application Number: 70322

Date of Registration: 06/12/2023

Proposal:

First floor front extension and front porch

Location:

11 Marle Croft, Whitefield, Manchester, M45 7NB

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 development would constitute a prominent and incongruous element and design that would be seriously detrimental to the visual amenity of the streetscene by reason of its height, size and position within the plot. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/3 Extensions and Alterations, EN1/2 Townscape and Built Design and associated SPD6 Alterations and Extensions to Residential Properties.
- 2 The proposed first floor extension would be seriously detrimental to the amenities of the adjacent property by reason of its height, size and position close to the shared boundary. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan:
H2/3 – Alterations and Extensions and associated 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 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 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
EN1/2 EN1/2 - Townscape and Built Design

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 2611_WHI_03_Planning and 2611_WHI_04_Planing_Rev_A

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: 26/02/2024