

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Subhan Saleem
64 Heaton Street
Prestwich
Manchester
M25 1HH

On Behalf Of:

Mr Khalid
4 Craigwell Road
Prestwich
Manchester
M25 0EF

PART 1 - Particulars of Application

Application Number: 69157

Date of Registration: 23/01/2023

Proposal:

Two storey extension at side/rear with front bay; Loft conversion with front and rear windows and Increased roof height

Location:

4 Craigwell Road, Prestwich, Manchester, M25 0EF

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, by reason of its size, position and design, be an incongruous, prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 2 The proposed extension would result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of numbers 1 Links Crescent and 64 Brooklands Road to the rear by reason of the sub-standard distances between habitable windows on the second floor of the proposed extension and the shared boundary. The proposed development therefore conflicts with Unitary Development Plan Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 3 The proposed development would be significantly detrimental to the amenities of the adjacent property by reason of its height, size and position, including the projection along 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

- 4 The proposed extension would result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of 2 Craigwell Road by reason of the sub-standard distances between new habitable windows on the proposed extension and the shared boundary with that property. The proposed development therefore conflicts with Unitary Development Plan Policy 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

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:

Drawing numbers : Sheet 1 Revision A, Sheet 2 Revision A, Sheet 3 Revision A, Sheet 4 Revision A, Sheet 5 Revision A, Sheet 6 Revision A, Sheet 7 Revision A, Sheet 8 Revision A and Sheet 9 Revision A.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 27/02/2023