

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr Gary Dearden  
PPY design Ltd  
2 Helmshore Road  
Holcombe Village  
Bury  
BL8 4PA

**On Behalf Of:**

Mr Bernard Booth  
Woodbank Cottage  
Tanners Street  
Ramsbottom  
BL0 9ES

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### PART 1 - Particulars of Application

**Application Number:** 70229

**Date of Registration:** 10/11/2023

**Proposal:**

Change of house type application for 68578 to remove dormers, increase the eaves heights to all house types, increase the width of the porches and internal alterations

**Location:**

Saw Mills, off Spring Street, Ramsbottom, Bury, BL0 9JQ

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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 development would, by reason of its design, be a 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 following policies of the Bury Unitary Development Plan H2/1- The Form of New Residential Development, H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and the National Planning Policy Framework.

### 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:

EC2/2 EC2/2 - Employment Land and Premises Outside the Employment Generating

|       |                                                                                           |
|-------|-------------------------------------------------------------------------------------------|
|       | Areas                                                                                     |
| H1/2  | H1/2 - Further Housing Development                                                        |
| H2/1  | H2/1 - The Form of New Residential Development                                            |
| H2/2  | H2/2 - The Layout of New Residential Development                                          |
| EN1/1 | EN1/1 - Visual Amenity                                                                    |
| EN1/2 | EN1/2 - Townscape and Built Design                                                        |
| EN2/1 | EN2/1 - Character of Conservation Areas                                                   |
| EN2/2 | EN2/2 - Conservation Area Control                                                         |
| EN6   | EN6 - Conservation of the Natural Environment                                             |
| EN6/3 | EN6/3 - Features of Ecological Value                                                      |
| EN7   | EN7 - Pollution Control                                                                   |
| EN7/2 | EN7/2 - Noise Pollution                                                                   |
| EN7/5 | EN7/5 - Waste Water Management                                                            |
| EN8   | EN8 - Woodland and Trees                                                                  |
| EN8/2 | EN8/2 - Woodland and Tree Planting                                                        |
| 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                   |
| NPPF  | National Planning Policy Framework                                                        |

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:**

#### **NOTES TO APPLICANT**

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

**Date of Decision:** 22/12/2023