

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Ray Ellis
Ellisville
1 Pitt Street
Radcliffe
Manchester
M26 3TF

PART 1 - Particulars of Application

Application Number: 70189

Date of Registration: 30/11/2023

Proposal:

Balcony on top of existing rear single storey extension with obscure glazed balustrade

Location:

1 Pitt Street, Radcliffe, Manchester, M26 3TF

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 balcony over the single storey outrigger at the rear would result in increased overlooking and an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of adjacent properties to the north and south of the site. 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.
- 2 The use of the balcony would be seriously detrimental to the residential amenities of nearby occupiers, by reason of the potential for noise, disturbance and general activity (including lighting during hours of darkness) on the balcony. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN7/2 Noise Pollution, H2/3 Extensions and Alterations associated guidance in SPD6 Alterations and Extensions.

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:

H2/3 H2/3 - Extensions and Alterations

EN7/2 EN7/2 - Noise Pollution

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

Dwgs 000, 001, 002 and 003A

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

2 of 2

.....
On behalf of the Council

Date of Decision: 22/12/2023