

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr David Gutwirth
Dimensions Planning Architecture
Consultancy
Unit 7- Hawthorn Business Park
165 Granville Road
London
NW2 2AZ

On Behalf Of:

Mr Anthony Jacobs
Shrewsbury House
Lowther Road
Prestwich
Manchester
M25 9QG

PART 1 - Particulars of Application

Application Number: 68575

Date of Registration: 17/11/2022

Proposal:

Replacement of steps to lower ground garden incorporating a mid-step landing and steps from front of property to rear garden

Location:

Shrewsbury House, Lowther Road,
Prestwich, Manchester, M25 9QG

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 be seriously detrimental to the residential amenities currently enjoyed by the occupiers of 69 Shrewsbury Road, by reason of the constructed raised steps with seating area and its proximity to the boundary of this neighbouring property. It would materially detract from their living conditions by reason of loss of privacy and unneighbourly noise and disturbance contrary to 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:

H2/3 H2/3 - Extensions and Alterations
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
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:

PEX-P001, PEX-P002, PER-L002, ER-E002, ER-P001, ER-P002, ER-L002, ER-S001,
Proposed basement floor plan

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: 10/01/2023