

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Mr Steven Hartley
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

On Behalf Of:
Mr G Spillard
c/o agent

PART 1 - Particulars of Application

Application Number: 71365

Date of Registration: 11/02/2025

Proposal:
Demolition of existing stable building and
erection of 1 no. dwelling

Location:
Land opposite 41 Arthur Lane, Radcliffe,
Bolton, BL2 5PR

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 dwelling would be seriously detrimental to the character and openness of the Green Belt by reason of its size and position within the site and surroundings. The proposed development therefore conflicts with the NPPF and Places for Everyone and the Bury Unitary Development Plan policies: OL1/2 New Buildings in the Green Belt, H1/2 Further Housing Development and EN1/1 Visual Amenity.
- 2 The proposed dwelling would, by reason of its size and position within the site, constitute a prominent and intrusive feature in the streetscene. It would therefore, be seriously detrimental to the visual amenities of the locality which is a designated Special Landscape Area. The proposed development therefore conflicts with the NPPF, Places for Everyone and the following policies of the Bury Unitary Development Plan: EN1/1 Visual Amenity, EN9/1 Special Landscape Areas.

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:

NPPF	National Planning Policy Framework
PFE	Places for Everyone
OL1/2	OL1/2 - New Buildings in the Green Belt
EN1/1	EN1/1 - Visual Amenity
H1/2	H1/2 - Further Housing Development
H2/2	H2/2 - The Layout of New Residential Development
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
EN9/1	EN9/1 - Special Landscape Areas

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: Site plans GS-11-05-24-A, B, Proposed floor plans and elevations C, Existing floor plan GS-06-12-24C and elevations GS-06-12-24A,

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 07/04/2025