

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios Ltd
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Hasid/Jonisz
AJ & MH Properties Ltd
146-148 Bury Old Road
Whitefield
Manchester
M45 6AT

PART 1 - Particulars of Application

Application Number: 71010

Date of Registration: 23/01/2025

Proposal:

Change of use from an office (Class E) to a 7 bed/7 person house in multiple occupation.

Location:

33 Knowsley Street, Bury, BL9 0ST

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 proposal would result in an additional HMOs within the locality that would intensify the use and density of the site and result in a high concentration of such and similar uses within the vicinity of the site. The application has therefore failed to demonstrate that the proposal would not have a detrimental impact on the character of the area contrary to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/4 - Conversions, Places for Everyone Joint Development Plan Policy JP-H4 - Density of New Housing of the and the National Planning Policy Framework.
- 2 By virtue of an unsatisfactory amount of communal space and insufficient provision for the storage of a satisfactory level of refuse storage, the proposed development, by virtue of the proposed density and layout would lead to a poor arrangement of accommodation available for the future occupiers of the House in Multiple Occupation (HMO) and as such would have a detrimental impact on residential amenity of existing, future and neighbouring occupiers, and fails to be well-designed, contrary to Policy H2/4 - 'Conversions' Bury Unitary Development Plan, Policy JP-C8 'Transport Requirements of New Development' of the Places for Everyone Joint Development Plan, and the requirements of Section 12 'Achieving well-designed places' of the National Planning Policy Framework.
- 3 The application and submitted plans contain insufficient information to enable the proposed off-highway bin storage and refuse collection arrangements and covered cycle storage for the HMO/ residential use proposed to be properly assessed. The

proposal is therefore contrary to Policy H2/4: Conversions of the Bury Unitary Development Plan, Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan, SPD11: Car Parking in Bury, and the National Planning Policy Framework.

- 4 The application contains insufficient detail to demonstrate there is no reasonable prospect of the site being retained or re-developed for employment uses, contrary to the requirements of Policy EC2/2 - 'Employment Land and Premises Outside the Employment Generating Areas' of the Bury Unitary Development Plan, SPD 14 and the National Planning Policy Framework.
- 5 The proposed car parking and cycle parking provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway or at adjacent properties to the detriment of the free flow of traffic, road safety and residential amenity, contrary to the requirements of Policy H2/4: Conversions of the Bury Unitary Development Plan, Policies JP-C5: Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan, SPD11: Car Parking in Bury, 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:

Area	Area BY4 - Manchester Road/Knowsley Street
BY4	
TC1	TC1 - Town Centres
EC2/2	EC2/2 - Employment Land and Premises Outside the Employment Generating Areas
JP-C8	Transport Requirements of New Development
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
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
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 'for kate', is written over a dotted line.

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On behalf of the Council

Date of Decision: 24/03/2025