

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Barry Cullen
Barry Cullen
Flat 27
Brookside Court
101 Slade Lane
Levenshulme, Manchester
M19 2AH

On Behalf Of:

Mr Saeed Postchi
22 Cockey Moor Road
Bury
BL8 2HB

PART 1 - Particulars of Application

Application Number: 71634

Date of Registration: 03/03/2025

Proposal:

Variation of condition no. 1 (approved plans) of p/p 68038:
Reduction of roof height and the roof to be reverted back to a hip

Location:

22 Cockey Moor Road, Bury, BL8 2HB

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 by reason of its size and scale, would have a seriously detrimental impact on the openness and character of the Green Belt. The proposed development therefore conflicts with the NPPF and the following policies of the Bury Unitary Development Plan: OL1/2 New Buildings in the Green Belt and associated guidance with Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt.
- 2 The proposed development would, by reason of its size and design, be an incongruous and intrusive feature in the locality 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. EN1/2 Townscape and Built Design, H2/3 and SPD6 relating to residential extensions and alterations.
- 3 The proposed development would be detrimental to the amenities of the adjacent property by reason of its height, size and position. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties

- 4 The application and submitted plans contain contradictory information in relation to the rear outrigger and therefore cannot be properly assessed. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/2 Townscape and Built Design, 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:

OL7/2	OL7/2 - West Pennine Moors
OL1/2	OL1/2 - New Buildings in the Green Belt
OL1/3	OL1/3 - Infilling in Existing Villages in the Green Belt
EN1/2	EN1/2 - Townscape and Built Design
EN7	EN7 - Pollution Control
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
HT2/4	HT2/4 - Car Parking and New Development
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD16	Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
EN5/1	EN5/1 - New Development and Flood Risk
EN7/5	EN7/5 - Waste Water Management
EN4	EN4 - Energy Conservation

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 1423 Site Plans, Elevations, Floor plans and Streetscenes

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 27/03/2025