

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Craig Buck
IDC Architecture LTD
5-11 Eagle Street
Accrington
BB5 1LN

On Behalf Of:

Mr & Mrs Ferguson
5 Chapel Grove
Radcliffe
Manchester
M26 1YP

PART 1 - Particulars of Application

Application Number: 72535

Date of Registration: 12/12/2025

Proposal:

Retention of metal fence around the boundary

Location:

5 Chapel Grove, Fernbank, Radcliffe,
Manchester, M26 1YP

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 appearance and height of the new metal fence is neither appropriate to, nor sympathetic with the residential cul-de-sac in which it is located and would be seriously detrimental to the visual amenity of the area. The proposal therefore conflicts with UDP Policy H2/3 Extensions and Alterations and associated guidance in SPD6 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
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/5 EN1/5 - Crime Prevention

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 HA25026-01-B and 02-B

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for h...'. The signature is written in a cursive, flowing style.

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On behalf of the Council

Date of Decision: 01/04/2026