

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Zach Thorp
Thorp Design Services Ltd
Office Space 5
151 The Rock
Bury
BL9 0ND

On Behalf Of:

Jen Bailey
10 Ashington Drive
Bury
BL8 2TS

PART 1 - Particulars of Application

Application Number: 73406

Date of Registration: 14/07/2026

Proposal:

Garage conversion; first floor front and side extension

Location:

10 Ashington Drive, Bury, BL8 2TS

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 extension would constitute a incongruous and overdominant feature on the frontage and would be seriously detrimental to the visual amenity and character of the streetscape by reason of its size and position. The proposed development therefore conflicts with UDP Policy H2/3 and associated guidance in SPD6 relating to alterations and extensions.
- 2 The proposed extension, with a rear bedroom window facing over the private rear/side garden of No.1 Simonbury Close would result in an unacceptable reduction in the level of privacy for that neighbour. The proposed development would therefore be unacceptable in terms of residential amenity and conflicts with Unitary Development Plan Policy 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

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:

Drawings numbered TDS-24-196-01, 02, 02.5, 03, 04, 04.5 and 05.

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: 18/08/2026