

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Talat Zeria
HSH Engineering Design Service
428 Cheetham Hill Road
Cheetham
Manchester
M8 9LE

On Behalf Of:

Ms Abiola Abiodun
161 Bury New Road
Prestwich
Manchester
M25 9PJ

PART 1 - Particulars of Application

Application Number: 67435

Date of Registration: 08/11/2021

Proposal:

Loft conversion/roof extension with dormers at front and rear; Single storey rear extension and installation of first floor Juliette balcony at rear; Formation of parking area at front and new boundary fencing

Location:

161 Bury New Road, Prestwich, Manchester, M25 9PJ

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 application and submitted plans contain insufficient information to enable them to be properly assessed, particularly in terms of building elevations, floorplans, parking plan/site layout, and rear outbuilding pursuant to UDP Policy H2/3 - Extensions and Alterations and SPD 6 - Alterations and Extensions to Residential Properties.
- 2 The proposal would result in the intensification of use of a site with sub-standard vehicular and pedestrian access arrangements from/onto A58 Bury New Road, which would be detrimental to highway safety, the safety of users of Public Footpath No. 21, Christ Church, Radcliffe and the free flow of traffic on the adjacent classified road pursuant to UDP Policy H2/3 - Extensions and Alterations and SPD 6 - Alterations and Extensions to Residential Properties; SPD11 - Parking Standards in Bury and HT6/2 - Pedestrian and Vehicular Conflict.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and

environmental conditions of the area and therefore does not comprise sustainable development. 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
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict

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:

01, 02A, 03, 04A, 05A, 06,A 07 and 08

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 21/12/2021