

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mrs Cora Younger
Studio Charrette
50 Grosvenor Hill
London
W1K 3QT

On Behalf Of:

Kimberli Flink
404 Bury Old Road
Prestwich
Manchester
M25 1PZ

PART 1 - Particulars of Application

Application Number: 73371

Date of Registration: 08/07/2026

Proposal:

Change of use from domestic garage to nail salon/hairdresser (Class E); Garage door to be replaced with new window/infil & door

Location:

404 Bury Old Road, Prestwich, Manchester,
M25 1PZ

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 use would introduce a non-conforming commercial use into a predominantly residential area and would result in the intensification of the use of the garage of a dwelling house which would cause impacts on neighbouring residents. The application has also not demonstrated that the proposed could be accommodated within a town centre location. The proposed development therefore conflicts with Policy H3/1 of the Bury Unitary Development Plan and Paragraph TC3 of the NPPF.
- 2 There is insufficient car parking provided within the site to accommodate for the use proposed. The proposed use would also impact the existing car parking provision at the dwelling. The proposed development therefore conflicts with the Policy JP-C8 of PfE.

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:

NPPF National Planning Policy Framework
PFE Places for Everyone
H3/1 H3/1 - Assessing Non-Conforming Uses
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Existing and Proposed Block Plan, drawing number SC439_P3, dated 03/2026, scanned 11.08.2026
Proposed Layout and Elevations, drawing number SC439_P2 Rev B, dated 03.2026
Sequential Test, scanned 11.08.2026

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 01/09/2026