

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Mr Chelms
JC Design
Suite 2
Park Gates
Salford
M25 0JW

On Behalf Of:
N Chissick
4 A Queens Drive
Prestwich
M25 0LB

PART 1 - Particulars of Application

Application Number: 68167

Date of Registration: 04/03/2022

Proposal:
Single storey/first floor extension at rear

Location:
4A Queens Drive, Prestwich, Manchester,
M25 0LB

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 would be seriously detrimental to the residential amenities currently enjoyed by the residential occupiers at 16-18 Rochester Avenue, by reason of its size and position. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan: H2/3 - Extensions and Alterations, and associated guidance in SPD6: Alterations & Extensions.

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.

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:

Drawing A1.2 – Site and Block Plans
Drawing A1.1 – Plans and Elevations.

NOTES TO APPLICANT
Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Paul Harris", written in a cursive style.

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On behalf of the Council

Date of Decision: 28/04/2022