

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Street
Bury
BL9 0RP

On Behalf Of:

Mr Parvaz Khan
16 Turton Close
Bury
BL8 2EE

PART 1 - Particulars of Application

Application Number: 68521

Date of Registration: 04/08/2022

Proposal:

Two storey extension at side and two/single storey extension at rear with juliette balconies at side/rear and alterations to existing roof; External alterations to include changes to windows/doors and render to external elevations

Location:

16 Turton Close, Bury, BL8 2EE

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 design of the proposed extension is neither appropriate to, nor sympathetic with the existing building, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan:
H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties
- 2 The proposed extension would, by reason of its size, position, design and materials, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties
- 3 The proposed lounge window to the front elevation to the north west corner would, by reason of its proximity to the boundary, result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of 14 Turton Close. The proposed development therefore conflicts with Unitary Development Plan Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6:

Alterations and Extensions to Residential Properties.

- 4 The proposed Juliette balcony window to the first floor east side elevation would result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of 14 Turton Close by reason of the distance between the window and the boundary to the garden to this property. The proposed development therefore conflicts with Unitary Development Plan Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 5 The application and submitted plans contain insufficient information with regard to the proposed parking arrangements to enable them to be properly assessed.
- 6 The application and submitted proposed site plan contain insufficient information in order to properly assess the impact of the proposal on 18 Turton Close with regard to loss of light, overshadowing and overbearing development.

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.
NPPF	National Planning Policy Framework

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:

SHT 1 of 5, SHT 2 of 5, SHT 3 of 5, SHT 4 of 5, SHT 5 of 5, SHT 5a of 5, SHT 5b of 5

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for haw', written in a cursive style.

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On behalf of the Council

Date of Decision: 14/10/2022