

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Philip Rothwell
PRDS
4 Myrtle Street
Bolton
BL1 3AH

On Behalf Of:

Mr K & Mrs V Stopforth
4 Higher Pit Lane
Radcliffe
Manchester
M26 4LP

PART 1 - Particulars of Application

Application Number: 69616

Date of Registration: 30/06/2023

Proposal:

Demolition of existing building to be replaced with 2 no. dwellings

Location:

The Coach House, Former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT

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 by virtue of its design, appearance and scale would introduce discordant, disproportionate and inharmonious features and would have a significantly harmful impact on the historic significance of the Non-Designated Heritage Asset and openness and character of the Built Environment and the NDHA and as such the proposed development would be contrary to the principles in chapter 16 - Conserving and enhancing the historic environment of the NPPF and Bury UDP Policy EN1 - Built Environment.
- 2 The demolition of the existing building and the proposed development for two new dwellings would cause a substantial harm to the significance of the Non-Designated Heritage Asset (NDHA) and detrimentally affect the character and appearance of the localised area of the former Ainsworth Nursing Home Site. No evidence has been submitted to outweigh the significant harm which would be caused to the NDHA by the demolition of the existing building. As such, the proposed development would therefore be contrary to the principles of chapter 16 of the NPPF and Bury UDP Policy EN1 - Built Environment.
- 3 The proposed development would result in an unacceptable reduction in the level of privacy to occupiers of The Haven by reason of the sub-standard distances between the habitable velux window on the proposed front elevation of House 2 and habitable room windows on that property, and would have a detrimental impact on occupiers of The Wash House due to the proximity and height of House 1 which would result in

an overbearing relationship to this neighbour.

The proposed development therefore conflicts with Unitary Development Plan Policy H2/1 - The Form of New Residential Development and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1	EN1 - Built Environment
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN8/1	EN8/1 - Tree Preservation Orders
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL7/2	OL7/2 - West Pennine Moors
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

Location plan - red edge;
Existing site plan sheet 1;
Proposed site plan sheet 2 rev B;
GF Plan House 1 sheet 3 rev A;
1st floor plan house 1 sheet 4 rev A;
Elevations House 1 sheet 5 rev A;
Elevations 2 house 1 sheet 5 rev A;
GF Plan house 2 sheet 7 rev A;
1st floor plan house 2 sheet 8 rev A
Elevations house 2 sheet 9 rev A;
Vehicle access and turning sheet 10 rev B;
Section and street scene sheet 11 rev A;

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: 24/08/2023