

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Hodgson
R.A.Fisk and Associates
20 Chorley Road
Swinton
Manchester
M27 5AJ

On Behalf Of:

Ms Benton
Glenside
St Anns Road
Prestwich
Manchester
M25 9QE

PART 1 - Particulars of Application

Application Number: 68231

Date of Registration: 12/04/2022

Proposal:

Two storey side extension with gable roof and raised decking at rear.

Location:

Glenside, St Anns Road, Prestwich, Manchester, M25 9QE

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 side extension by reason of its size, position and design, would 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 extension would harm the significance of the Non-Designated Heritage Asset and surrounding Conservation Area. The proposed development therefore conflicts with the National Planning Policy Framework and the following policies of the Bury Unitary Development Plan: EN1/1 – Visual Amenity, EN1/2 - Townscape and Built Design, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control, and H2/3 Extensions & Alterations with associated guidance in SPD6.
- 2 The proposed new patio/decking and proposed fencing would, by reason of its size, position and design, be a prominent and intrusive feature and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/2 - Townscape and Built Design, EN1/1 - Visual Amenity, and H2/3 Extensions & Alterations with associated guidance in SPD6.

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

NPPF National Planning Policy Framework
EN2/1 EN2/1 - Character of Conservation Areas

EN2/2 EN2/2 - Conservation Area Control
EN2/3 EN2/3 - Listed Buildings
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
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

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 1212:01 – Site and Location Plan
Drawing 1212:02 – Existing Plans & Elevations
Drawing 1212:03 RevD – Proposed Plans & Elevations

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 24/06/2022