

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Khan
RENOVIVE
3 Meade Grove
Manchester
M13 0SG

On Behalf Of:

Mr Khan
Renovive
3 Meade Grove
Manchester
M13 0SG

PART 1 - Particulars of Application

Application Number: 71213

Date of Registration: 30/09/2024

Proposal:

Two storey/single storey rear/side extension;
Single storey front extension

Location:

164 Heywood Road, Prestwich, Manchester,
M25 1LD

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 rear extension would result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of the immediate residential property to the rear (No.15 Willingdon Drive) by reason of the sub-standard distances between habitable windows on the proposed extension and the shared rear boundary. The proposed development is therefore seriously detrimental to residential amenity and conflicts with Unitary Development Plan Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 2 The proposed porch would, by reason of its size and design, be a prominent and intrusive feature on the existing house and within 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(ies) 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 application and submitted plans contain insufficient information with regard to the relationship with the immediate neighbour at No.166 Heywood Road to enable them to be properly assessed. The proposal is therefore contrary to Bury Unitary Development Plan Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

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.

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:

Drwgs received 01/10/2024

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 19/11/2024