

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Sam Golding
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55a Bury Old Road
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M25 0FG

On Behalf Of:

Northlet Management Ltd
C/O Agent

PART 1 - Particulars of Application

Application Number: 70341

Date of Registration: 11/01/2024

Proposal:

Alterations to existing first floor two HMO into one HMO to include an additional bedroom (single occupancy)

Location:

Heaton House, Brierley Street, Bury, BL9 9HN

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 the increased occupation and intensified use would result in a loss of communal space and loss of facilities and amenities available to the existing and future occupiers of the property and thereon provide sub-standard and unacceptable levels of accommodation and facilities, shared facilities, parking and refuse provision for the future and existing occupiers of the property and as such would have a detrimental impact on residential amenity. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development and H2/4 - Conversions.

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:

NPPF	National Planning Policy Framework
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EN7/2	EN7/2 - Noise Pollution
PFE	Places for Everyone

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:

Red edge site plan produced December 2023; Existing ground floor plan GSS23152 002A; Proposed ground floor plan GSS23152 003A; Existing first floor plan GSS23152 002; Proposed first floor plan GSS23152 003

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 29/02/2024