

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
6b Cook Street
Bury
BL9 0RP

On Behalf Of:

Miss Saima Ali
13 Talbot Grove
Bury
BL9 6PH

PART 1 - Particulars of Application

Application Number: 67699

Date of Registration: 02/12/2021

Proposal:

Variation of condition no.2 (approved plans) of planning permission 66507 (two storey side extension and single storey/two storey rear extension) to amend the gable end roof extension and flat roofs to the rear

Location:

13 Talbot Grove, Bury, BL9 6PH

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 single storey rear extension would be seriously detrimental to the amenities of the adjacent property (No.11 Talbot Grove) by reason of its height, size and position along the shared side boundary. The proposed development therefore conflicts with the following UDP Policy H2/3 Extensions and Alterations and associated guidance within SPD 6.
- 2 The design of the proposed two storey rear extension is neither appropriate to, nor sympathetic with the existing dwelling and would be seriously detrimental to the visual amenity of the area. The proposed development therefore conflicts with UDP Policy H2/3 Extensions and Alterations and associated guidance within SPD 6.

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:

Sheets 1 and 2

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 14/01/2022