

NOTICE OF PLANNING DECISION

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

To:

Mr Llado
TDM Architectural Ltd
538 Rochdale Road
Royton
Oldham
OL2 6SF

On Behalf Of:

Mr Joseph
15 Orange Hill Road
Prestwich
Manchester
M25 1LR

PART 1 - Particulars of Application

Application Number: 68327

Date of Registration: 12/04/2022

Proposal:

A: Front Porch and amendments to front bay window
B: Rear dormer extensions

Location:

15 Orange Hill Road, Prestwich, Manchester,
M25 1LR

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 Proposal A hereof in accordance with the application and plans submitted subject to the following conditions and permission has been **REFUSED** for the carrying out of the development referred to in Part 1 Proposal B hereof for the following reason:-

Proposal A - Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered PL01 rev A, PL02 rev A, PL05 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

Proposal A: The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises

sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Proposal B: 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.

Proposal B - Reason(s) for refusal.

- 1 The proposed dormer extension would, by reason of size and design, be a prominent and intrusive feature in the street scene and result in a development neither appropriate to, nor sympathetic with the existing dwelling nor 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 of the Bury Unitary Development Plan: H2/3 - Alterations and Extensions 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:

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:

PL01 rev A, PL02 rev A, PL05

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 21/06/2022