

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Chelms
JC Design
Suite 2
Park Gates
Salford
M25 0JW

On Behalf Of:

Mr Cymerman
22 Newington Avenue
Bury
Prestwich
M8 4LT

PART 1 - Particulars of Application

Application Number: 68133

Date of Registration: 07/03/2022

Proposal:

Two storey extension to side and single storey extension to rear

Location:

22 Newington Avenue, Prestwich,
Manchester, M8 4LT

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 Due to the loss of both the existing garage and off street parkign space, there is insufficient car parking provided within the site to comply with the Council's parking standards in respect of the proposed development. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan: HT2/4 - Car Parking and New Development, and associated guidance in SPD11 - Supplementary Planning Document 11: Parking Standards.
- 2 The design of the front elevation of the proposed extension is neither appropriate to, nor sympathetic with the existing structure, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/3 - Extensions and Alterations with associated guidance in SPD6: Alterations & Extensions, EN1/1 - Visual Amenity, and EN1/2 - Townscape and Built Design.

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

NPPF National Planning Policy Framework
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
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design

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:

A1.3 Demolition Plan
A1.1 Existing Plans and Elevations
A1.2 Proposed Plans and Elevations
Proposed Visualisations (3D)

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 29/04/2022