

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:
Mr Jin Il Kim
ArchiTech
3 Hampden
Broadhend Strand
Colindale
London
NW9 5QA

On Behalf Of:
Mr A A Khan
51 Walmersley Road
Bury
BL9 5AE

PART 1 - Particulars of Application

Application Number: 70387

Date of Registration: 05/01/2024

Proposal:
Prior approval for change of use of part of
ground floor from retail unit (Use Class E) to
1 no. dwelling (Use Class C3)

Location:
51 Walmersley Road, Bury, BL9 5AE

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that the prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

Bury Metropolitan Borough Council hereby **REFUSE** approval for the development proposed in the above-mentioned application for the following reason(s)

- 1 The proposal requires operational development which is not permitted under Part 3 Class MA of the General Permitted Development Order 2015(as amended).
- 2 Proposal would not provide adequate natural light in all habitable rooms of the dwellinghouse and as such would not comply with Part 3 Class MA Paragraph MA.2.(2)(f) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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

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:
WR101 & Location Plan

NOTES TO APPLICANT

Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 28/02/2024