

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Mark Gordon
MGD
12 Westbury Close
Bury
BL8 2LW

On Behalf Of:

Matthew Wilson
16 Fairisle Close
Hailsham
East Sussex
BN27 3HD

PART 1 - Particulars of Application

Application Number: 71944

Date of Registration: 16/05/2025

Proposal:

Change of use from dwelling (Class C3) to 8 bed (single occupancy) house in multiple occupation (HMO) (Sui Generis) with new velux rooflights to front/rear

Location:

44 Manchester Road, Bury, BL9 0SX

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 would result in the significant intensification of the use of the building which would provide poor and sub-standard living conditions and shared facilities for future occupiers. The proposed development would therefore be contrary to H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, H2/4 - Conversions of the Bury Unitary Development Plan, Supplementary Planning Document 13 - Conversion of Buildings to Houses in Multiple Occupation, Policy JP-H3: Type, Size and Design of New Housing of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.
- 2 The proposal would result in a development within the locality that would intensify the use and occupancy of the site, resulting in a high concentration of such uses within the vicinity of the site particularly in the immediate vicinity of Manchester Road and Knowsley Street. The application has therefore failed to demonstrate that the proposal would not have a detrimental impact on the character of the area contrary to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/4 - Conversions and Places for Everyone Joint Development Plan Policy JP-H3 - Type, Size and Design of New Housing.

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
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
Area BY2	Area BY2 - Bridge Road/Buckley Wells

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:

Site location plan/existing site plan 44MR/199/BR
Proposed site plan and cycle store 44MR/200/BR
Existing floor plans 44/MR201/BR
Existing elevations 44MR/202/BR
Proposed floor plans 44MR/203/BR
Proposed elevations/section 44MR/204/BR

NOTES TO APPLICANT

- . It is possible that traffic management requirements could be satisfied for this development but details have not been pursued because it is understood that the proposal is to be recommended for refusal on planning grounds.

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 10/07/2025