

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Sean Smith
Form Architects Ltd
Beech House
21 Heath Lane
Croft
Cheshire
WA37DH

On Behalf Of:

Mr Chris Vines
39 Bye Road
Ramsbottom
Bury
BL0 0HH

PART 1 - Particulars of Application

Application Number: 69614

Date of Registration: 09/06/2023

Proposal:

Single storey side extension; Front porch extension; Roof dormer extension; Boundary fence; Decking in garden and change of use of recreation area to domestic curtilage

Location:

39 Bye Road, Shuttleworth, Ramsbottom, Bury, BL0 0HH

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 would, by reason of its size, position, materials and design introduce a discordant, intrusive and permanent development which would have a detrimental and long term harmful impact on the historic character, openness of the Green Belt and Special Landscape Area. The applicant has failed to demonstrate very special circumstances that would outweigh the harm caused to the openness of the Green Belt. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt ,OL1/5 - Mineral Extraction and Other Development in the Green Belt, H2/3 – Alterations and Extensions, Supplementary Planning Document 6: Alterations and Extensions to Residential Properties, National Planning Policy Framework paragraph 197 and Chapter 13 of the National Planning Policy Framework - Protecting Green Belt land.
- 2 The application and submitted plans contain insufficient information to enable them to be properly assessed to ensure sufficient parking can be provided safely within the curtilage of the site to comply with the Council's parking standards. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan:EN1/2 - Townscape and Built Design, H2/3 – Alterations and Extensions, Supplementary Planning Document 6: Alterations and Extensions to

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:

OL1/2	OL1/2 - New Buildings in the Green Belt
OL1/5	OL1/5 - Mineral Extraction and Other Development in the Green Belt
EN9/1	EN9/1 - Special Landscape Areas
EN1/2	EN1/2 - Townscape and Built Design
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF	National Planning Policy Framework
SPD1	Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development

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:

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 3

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On behalf of the Council

Date of Decision: 25/07/2023