

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
JCD Architecture & Planning
Suite 2
Park Gates
Prestwich
M25 0JW

On Behalf Of:

Mr Baranyuk
45 Agecroft Road East
Prestwich
Bury
M25 9RQ

PART 1 - Particulars of Application

Application Number: 73532

Date of Registration: 10/08/2026

Proposal:

Demolition of existing front porch/rear bay windows; Single storey front/ side extension; Two storey side/rear extension; Loft conversion with hip to gable roof extension, raised roof ridge and rear dormer

Location:

45 Agecroft Road East, Prestwich,
Manchester, M25 9RQ

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 extension would, by reason of the increase in the ridge height, be a prominent and intrusive feature and be out of character in 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.
- 2 The proposed extension would be close to the boundary of the adjacent property, and the development would result in a loss of space between the dwellings which would be out of character with the surrounding 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.

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:

H2/3 H2/3 - Extensions and Alterations

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

PFE Places for Everyone

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:

1000 PL1, 2000 PL1, Streetscenes

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 25/09/2026