

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Malki
18 Malvern Close
Prestwich
Bury
M25 1PH

PART 1 - Particulars of Application

Application Number: 73215

Date of Registration: 29/05/2026

Proposal:

Variation of condition 2 (approved plans) on planning permission 72713 (Two storey extension at side; two storey extension at rear and alterations to existing roof; change to fenestration including render):
Extend the approved rear extension by up to a further 1.98M

Location:

18 Malvern Close, Prestwich, Manchester,
M25 1PH

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 size of the site is inadequate to accommodate the development proposed whilst satisfying reasonable requirements for space about the dwelling, particularly in regard to first floor habitable windows needing to be sited 7m from neighbouring rear boundaries to maintain a reasonable degree of separation for privacy purposes and protection of residential amenity. The proposed development therefore conflicts with the guidance outlined within SPD 6.

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
NPPF National Planning Policy Framework
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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 - Existing and Proposed, drawing number 502, dated 29.05.2026
Proposed Plans and Elevations, drawing number 003, dated 30.04.2026

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 13/07/2026