

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr V Alyas
Architek
916 Stockport Road
Manchester
M19 3AB

On Behalf Of:

Mr Tanweer Bashir
27 Rainsough Brow
Prestwich
Manchester
M25 9XW

PART 1 - Particulars of Application

Application Number: 67824

Date of Registration: 10/12/2021

Proposal:

Two/single storey extension at side/rear with juliet balcony and basement level extension at rear; Raise roof ridge height/roof extension with loft conversion and rear dormer; Erection of outbuilding at rear; Alterations to parking and new boundary fence at side/rear

Location:

27 Rainsough Brow, Prestwich, Manchester, M25 9XW

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 design of the proposed extension is neither appropriate to, nor sympathetic with the existing structure, and would be seriously detrimental to the visual amenity of the area. The proposed development therefore conflicts with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan, Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties, Paragraph 41 of the National Design Guide and Section 12 - Achieving well designed places paragraphs 126 and 134 of the National Planning Policy Framework.
- 2 The application and submitted plans contain insufficient information to enable the physical impact of the proposed extension, basement and outbuilding on the adopted highways that abut the site to be properly assessed.
- 3 The proposed roof top balcony would result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of the adjacent properties on Rainsough Brow and also properties on Kersal Road to the north east of the site by reason of sub-standard aspect distances to these properties. The proposed development therefore conflicts with Unitary Development Plan Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6:

Alterations and Extensions to Residential Properties.

- 4 The proposed development would be seriously detrimental to the residential amenities currently enjoyed by the occupier(s) of the adjoining dwelling house, by reason of its size and position along the shared boundary. 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:

- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations

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:



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On behalf of the Council

Date of Decision: 01/02/2022