

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Darren Pomfret
Manchester Building Design Ltd
8 Gas Street
Hollingworth
Hyde
SK14 8JD

On Behalf Of:

Mr Kuldeep Kuar
BMSL Estates Ltd
32 Stand Lane
Radcliffe
Manchester
M26 1LJ

PART 1 - Particulars of Application

Application Number: 71618

Date of Registration: 28/04/2025

Proposal:

Demolish rear extensions; first floor extension at rear, raise ridge height of main roof with dormer extension at rear

Location:

32 Stand Lane, Radcliffe, Manchester, M26 1LJ

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 additions and the raising of the ridge height of the property is neither appropriate to, nor sympathetic with the existing property or neighbouring structures, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with Development Plan Policies EN1/2 - Townscape and Built Design and JP-P1 - Sustainable Places.

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:

NPPF National Planning Policy Framework
EN1/2 EN1/2 - Townscape and Built Design
EN1/8 EN1/8 - Shop Fronts

HT5/1 HT5/1 - Access For Those with Special Needs
JP-P1 Sustainable Places
JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-S5 Clean Air
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

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: 17/06/2025