

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Neil Butterworth
89 Higher Ainsworth Road
Radcliffe
Manchester
M26 4JJ

On Behalf Of:

Mr & Mrs Mill
Heatherslade
Green Acre Close
Shuttleworth
Ramsbottom
BL0 0HD

PART 1 - Particulars of Application

Application Number: 68861

Date of Registration: 20/10/2022

Proposal:

Detached two storey annexe to side of existing house

Location:

Heatherslade, Green Acre Close,
Shuttleworth, Ramsbottom, Bury, BL0 0HD

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 building, by reason of its height, size and appearance, constitutes a incongruous and disproportionate structure within the site that would have a serious and detrimental impact on the character and openness of the surrounding green belt. The proposed development therefore conflicts with the NPPF and following policies of the Bury Unitary Development Plan: OL1/2 New Buildings in the Green Belt, EN9/1 Special Landscape Areas, H2/3 Alterations and Extensions and associated guidance in SPD6 and SPD8.
- 2 The design of the proposed outbuilding is neither appropriate to, nor sympathetic with the existing site and surroundings, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/1 Visual Amenity, EN9/1 Special Landscape Areas, H2/3 Alterations and Extensions and associated guidance in SPD6 and SPD16 relating to design.

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.
NPPF	National Planning Policy Framework
OL1/2	OL1/2 - New Buildings in the Green Belt
EN9/1	EN9/1 - Special Landscape Areas
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
EN1/1	EN1/1 - Visual Amenity
SPD16	Development Control Policy Guidance Note 16 - Design and Layout of New Development 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:

Dwgs 1A, 2A, 3 and 4

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 11/01/2023