

# 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

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### 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

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### 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