

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Wilkinson
CD Wilkinson Plans
5 Highmeadow
Outwood
M26 1YN

On Behalf Of:

Mrs Brecker
2 Watkins Drive
Prestwich
Bury
M25 0DS

PART 1 - Particulars of Application

Application Number: 71280

Date of Registration: 23/10/2024

Proposal:

First floor side extension; Two storey rear extension

Location:

2 Watkins Drive, Prestwich, Manchester, M25 0DS

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 extension would be detrimental to the amenities of the neighbouring property at No.4 Watkins Drive, by reason of its height, size and position along the boundary with that neighbour. The proposed extension therefore conflicts with Policy H2/3 Extensions and Alterations of the Bury Unitary Development Plan and associated guidance in SPD6.

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.

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:

Dwg: 2398_PRE_08_Planning

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 18/12/2024