



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

To:
Mr Don Hobson
Designby Ltd
Greentop
Old Mount Road
Marsden
HD7 6NN

On Behalf Of:
Mr Lee Hopley
21 Philips Drive
Whitefield
Manchester
M45 7PY

PART 1 - Particulars of Application

Application Number: 69772

Date of Registration: 15/06/2023

Proposal:

Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys - Proposed addition of one storey to create a three storey house (maximum height 9.11 metres)

Location:

21 Philips Drive, Whitefield, Manchester, M45 7PY

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council, as local planning authority, hereby **refuse the application under paragraph A.4 of the above legislation** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority for the following reason(s):

- 1 The proposed development fails to meet the requirements of condition AA.2 (3)(a) (ii) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the external appearance of the dwellinghouse including the design and architectural features of the property would result in a development which would be out of character with the adjacent properties and appear incongruous and discordant within the street scene and would therefore be seriously detrimental to the visual amenity of the area.

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:
01P.001, 01P.002

NOTES TO APPLICANT
Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", written over a dotted line.

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On behalf of the Council

Date of Decision: 06/09/2023