

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Simon Plowman
Plan:8 Town Planning Ltd
M10 Maxron House
Green Lane
Romiley
Stockport
SK6 3JQ

On Behalf Of:

Mr Craig Hamilton
16 The Croft
Euxton
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PR7 6LH

PART 1 - Particulars of Application

Application Number: 71819

Date of Registration: 22/05/2025

Proposal:

Variation of condition no. 2 (approved plans) of planning permission 68661 to alter the approved design/layout of the house to include a new basement level, 2no. rear dormers swapped for 2no. rear outriggers; addition of 2no. single storey side extensions and an increase in floorspace

Location:

Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT

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 application and submitted plans contain insufficient information to enable the impact of the proposed development upon the Green Belt to be properly assessed. Therefore, the proposed development would conflict with Policy OL1/2 of the Bury Unitary Development Plan, Policy JP-G9 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 The proposed development by virtue of its design, appearance and scale would introduce discordant, disproportionnate and inharmonious features and would have a significantly harmful impact on the historic significance of the Non-Designated Heritage Asset and openness and character of the Built Environment and as such the proposed development would be contrary to the principles in chapter 16 - Conserving and enhancing the historic environment of the NPPF, Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-P2 - Heritage of the Places for Everyone Joint Development Plan.
- 3 The application and submitted plans contain insufficient and conflicting information in relation to the proposed side extensions, the height of the main dwelling and the

proposed side extension and the use of the proposed basement to enable the impact upon the design and the impact upon the amenity of the neighbouring properties to be properly assessed. Therefore, the proposed development would conflict with Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-P2 - Heritage of the Places for Everyone Joint Development Plan.

- 4 The application and submitted plans contain insufficient information to enable the design of the proposed bin store and cycle store to be properly assessed. Therefore, the proposed development would conflict with Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-P2 - Heritage of the Places for Everyone Joint Development Plan.
- 5 The application and submitted plans contain insufficient information to enable the impact of the proposed basement extension upon the protected trees within the site to be properly assessed. Therefore, the proposed development would conflict with Policy EN8/1 of the Bury Unitary Development Plan and Policy JP-G7 of the Places for Everyone Joint Development Plan.
- 6 There is insufficient cycle storage provided within the site to comply with the Council's parking standards in respect of the proposed development. In addition, the proposed parking spaces would not be of sufficient size to comply with size specified in SPD11. The proposed development therefore conflicts with Policy HT2/4 of the Bury Unitary Development Plan and Supplementary Planning Document 11 - Parking Standards in Bury, June 2025.

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:

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
EN8/1	EN8/1 - Tree Preservation Orders
OL1/2	OL1/2 - New Buildings in the Green Belt
OL1/3	OL1/3 - Infilling in Existing Villages in the Green Belt
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air

JP-G7 Trees and Woodland
JP-G9 The Green Belt
JP-P1 Sustainable Places
JP-P2 Heritage
JP-C5 Streets For All
JP-C6 Walking and Cycling
NPPF National Planning Policy Framework

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:

3551:03 A
3551:07
3551:08
3551:09 - Site Plan
3551:09 - Street Scene
Heritage Statement, dated 17/04/25
Planning Statement, dated 22/05/25

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 17/07/2025