

NOTICE OF PRIOR APPROVAL DETERMINATION

Paragraph A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

To:

Mr Rahat Anwar
RA Design & Project Management
Suite 4
The White House
42-44 Chorley New Road
Bolton
BL1 4AP

On Behalf Of:

Mr K Baig
37 Griffin Close
Bury
BL9 6LG

PART 1 - Particulars of Application

Application Number: 70529

Date of Registration: 19/02/2024

Proposal:

Prior approval for proposed single storey rear extension

Location:

37 Griffin Close, Bury, BL9 6LG

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 size of the site is inadequate to accommodate the development proposed whilst satisfying reasonable requirements for residential amenity space about the dwelling. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan:
H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 2 The proposed development would, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan:
H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties
- 3 The proposed rear extension would be seriously detrimental to the residential amenities currently enjoyed by the occupiers of the adjoining dwelling house, by reason of its size and position. The proposed development therefore conflicts with

the following policy of the Bury Unitary Development Plan: H2/3 Extensions and Alterations and SPD6 Alterations and Extensions.

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 Paragraphs 186-187 of the National Planning Policy Framework.

Information that the developer provided to the local planning authority:

The extensions would not extend beyond the rear wall of the original house: 5.32m

The maximum height of the extension would be: 3.00m

The height of the eaves of the extension would be: 2.70m

Informatives

If you want to appeal, then you must do so within 12 weeks of the date of this notice, using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000. Appeal forms and guidance can also be downloaded from the website: www.planningportal.gov.uk/pcs

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 29/04/2024