

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Michael Katz
Michael Katz Architectural Designer
1 Deanery Gardens
Bury New Road
Salford
M7 4WT

On Behalf Of:

Mr Adler/Lewenstein
57/59 Bishops Road
Prestwich
Manchester
M25 0HS

PART 1 - Particulars of Application

Application Number: 72684

Date of Registration: 14/01/2026

Proposal:

Raising of roof ridge height with front and rear dormers to form second floors at No. 57 and No. 59. First floor side extension; part two storey/part first floor rear extension at No. 57

Location:

57 & 59 Bishops Road, Prestwich,
Manchester, M25 0HS

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 design of the proposed development is neither appropriate to, nor sympathetic with the existing structure, and would not be subservient to the existing dwellings. As such it would be seriously detrimental to the character of the existing buildings. The proposed development therefore conflicts with the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 2 The proposed development would lead to increased overlooking to the rear and would be significantly detrimental to the residential amenities and privacy of those neighbours to rear. The proposed development therefore conflicts with the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The proposed development, in terms of its height, scale, siting and design, would appear as overdominant and incongruous on the site and within the immediate

locality. The proposed development is seriously detrimental to visual amenity and therefore conflicts with the following policies of the Bury Unitary Development Plan:
H2/3 – Alterations and Extensions and associated Supplementary Planning
Document 6: Alterations and Extensions to Residential Properties

- 4 The submitted plans are contradictory and contain insufficient information to enable them to be properly assessed, particularly in terms of parking and access. The application therefore is unacceptable and 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

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations
PFE Places for Everyone

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 19/02/2026