

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr Sam Golding  
Gold Sketch Studios Ltd  
55a Bury Old Road  
Prestwich  
Manchester  
M25 0FG

**On Behalf Of:**

Guttentag  
6 Wilton Avenue  
Prestwich  
Manchester  
M25 0HD

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### PART 1 - Particulars of Application

**Application Number:** 67889

**Date of Registration:** 09/12/2021

**Proposal:**

Single storey rear extension; first floor balcony at rear and addition of ground floor window to left hand side elevation

**Location:**

6 Wilton Avenue, Prestwich, Manchester, M25 0HD

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### 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 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 policies of the Bury Unitary Development Plan. EN1/2, H2/3, and SPD6.
- 2 The design of the proposed extension is neither appropriate to, nor sympathetic with the existing structure, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan. EN1/2, H2/3, and SPD6.
- 3 The development would be seriously detrimental to the residential amenities of nearby occupiers, by reason of the noise, disturbance and general activity associated with the proposed use. The proposed development 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.

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

NPPF National Planning Policy Framework  
EN1/2 EN1/2 - Townscape and Built Design  
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:**

GSS21007 004 - Site - Existing and Proposed  
GSS21007.2 002 - Site - Existing Plans and Elevations  
GSS21007.3 003 - Site - Proposed Plans and Elevations

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 08/02/2022