

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

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

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