

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Adler
EA Town Planning Ltd
13 Harrowes Meade
Edgware
London
HA8 8RR

On Behalf Of:

Mr Moore
c/o Agent
Edgware
London
HA8 8RR

PART 1 - Particulars of Application

Application Number: 65846

Date of Registration: 27/10/2020

Proposal:

Conversion of roof space to create 5no 2bed 3person self-contained units with front and rear dormers and new enclosed external stairwells. Associated refuse and bike storage.

Location:

Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX

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 result in the loss of existing parking facilities for the existing residential development and the proposed resultant car parking provision for the overall development would be inadequate, and likely to lead to vehicles parking and carrying out manoeuvres on an already constrained part of the highway to the detriment of the free flow of traffic and road safety. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies H2/1 - The Form of New residential Development, H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Access.
- 2 The proposed development would, by reason of its size, position appearance and design and numbers of the front and rear dormers introduce prominent, discordant and intrusive features 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 - H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, H2/6 - Garden and Backland Development and EN1/2 - Townscape and Built Design.
- 3 The proposed development would be seriously detrimental to the privacy and

residential amenities currently enjoyed by the occupiers of the residential dwellings to the south on Ainsdale Avenue by reason of the size, position and numbers of the rear dormers. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development and EN21/2 - Townscape and Built Design.

- 4 The application and Preliminary Bat Roost Assessment by Pennine ecological dated 19th September 2022 contain insufficient information to enable the proper assessment of the impact of the proposed development on a Protected Species. As such, the proposed development would be contrary to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

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

NPPF	National Planning Policy Framework
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
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
H1/2	H1/2 - Further Housing Development
EN1/5	EN1/5 - Crime Prevention
EN6/3	EN6/3 - Features of Ecological Value

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:

GG20007.1 - Site - block plan 001A; Parking plan 001C; Proposed plans 1 005 rev 1; Proposed plans 2 006 rev 1; Proposed elevations 007 rev 2; proposed 3D plans 008 rev 1, 009 rev 1, 010 rev 1 and 011 rev 1; Building Section 012

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 18/01/2021