

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Andrew Gaskell
Home Design & Build
Suite 124
Imperial House
79 - 81 Hornby Street
Bury
BL9 5BN

On Behalf Of:

Mr S Marshall
297 Bury New Road
Whitefield
Manchester
M45 7SE

PART 1 - Particulars of Application

Application Number: 69618

Date of Registration: 25/05/2023

Proposal:

Variation of condition nos. 2 & 3 (approved plans) of planning permission 68073 (two storey/single storey rear extension & additional window to first floor front elevation): no longer adding front elevation window, 2 no. door access added at ground floor rear level

Location:

297 Bury New Road, Whitefield, Manchester, M45 7SE

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 extension is neither appropriate to, nor sympathetic with the existing property, and would be seriously detrimental to the visual amenity of the area. 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 application form and submitted plans contain conflicting information with regard to the proposed changes to enable them to be properly assessed.

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 Paragraph 38 of the National Planning Policy Framework.

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

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:

P.001

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', is written over a dotted line.

2 of 2

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On behalf of the Council

Date of Decision: 13/07/2023