

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
79-81 Hornby Street
Bury
BL9 5BN

On Behalf Of:

Mr & Mrs Hart
The Coach House
School Street
Bury
BL9 7EX

PART 1 - Particulars of Application

Application Number: 69633

Date of Registration: 05/07/2023

Proposal:

Two storey front extension; 2 no. front dormers with juliette balconies; Two storey rear extension; Raised decking at rear with balustrade balcony; Alterations to existing windows and doors; Render to elevations

Location:

The Coach House, School Street, Pimhole, Bury, BL9 7EX

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 an overdominant and intrusive feature in relation to the existing building and would be seriously detrimental to the visual amenities of its surroundings. 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.
OL5/2 Development in River Valley
EN1/1 Visual Amenity.

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
EN1/1 EN1/1 - Visual Amenity
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
OL5/2 OL5/2 - Development in River Valleys
RT3/4 RT3/4 - Recreational Routes

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:

Dwgs S001, P.002B and P.003

NOTES TO APPLICANT

Not Applicable

Signed:

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

2 of 2

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On behalf of the Council

Date of Decision: 25/08/2023