

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Mark Foulger
The Coach House
Foot O Th Rake
Ramsbottom
Bury
BL0 9HE

PART 1 - Particulars of Application

Application Number: 67485

Date of Registration: 08/11/2021

Proposal:

Erection of wooden slatted fence on top of existing stone wall to the side of the property adjacent to The Rake

Location:

The Coach House, Foot O Th Rake, Ramsbottom, Bury, BL0 9HE

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 fence would constitute a prominent and incongruous feature that would be out of character with the Ramsbottom Conservation Area and as such it would not satisfy the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in the desirability to preserve or enhance the character and appearance of the conservation area or comply with the the National Planning Policy Framework. The proposal would also be contrary to the following UDP Policies: EN1/1 Visual Amenity, EN1/2 Townscape and Built Design, EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control and H2/3 Alterations and Extensions and associated guidance.

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:

EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
H2/3 H2/3 - Extensions and Alterations
SPD16 Development Control Policy Guidance Note 16 - Design and Layout of New
Development in Bury
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:

Dwg 001/Rev02

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 22/12/2021