

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Bryan Youlden
Macmarshalls
112A-116 Hamill House
Chorley New Road
Bolton
BL1 4DH

On Behalf Of:

Ms Sammie Wright
The Stables
Arthur Lane
Radcliffe
Manchester
BL2 5PN

PART 1 - Particulars of Application

Application Number: 72639

Date of Registration: 20/01/2026

Proposal:

Single storey extensions to front/side

Location:

The Stables, Arthur Lane, Radcliffe, Bolton,
BL2 5PN

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 extensions would, by reason of size, position and design, be a prominent additions to existing property and would therefore, be seriously detrimental to the visual amenity and openness of the Green Belt. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan:
H2/3 Alterations and Extensions
EN1/1 Visual Amenity
OL1/2 New Buildings in the Green Belt
Development Control Policy Guidance Notes: SPD6 Extensions and alterations and SPD 8 New Buildings and Associated Development in the Green Belt.

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.
OL1/2	OL1/2 - New Buildings in the Green Belt
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
EN1/1	EN1/1 - Visual Amenity
EN9/1	EN9/1 - Special Landscape Areas
OL7/2	OL7/2 - West Pennine Moors

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: 006 and 007

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 27/02/2026