

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Mr Maloney
Blueprint CAD Ltd
3 Ridgeway
Lowton
Warrington
WA3 2QL

On Behalf Of:
Mr Salem
174 Heys Road
Bury
Prestwich
M25 1QL

PART 1 - Particulars of Application

Application Number: 68979

Date of Registration: 14/11/2022

Proposal:

Two storey front extension; Two storey/single storey rear extension; Loft conversion with extended rear dormer; Hip to gable roof extension; Increase in height of roof; Render all external walls

Location:

174 Heys Road, Prestwich, Manchester, M25 1QL

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 rear extensions, and rear dormers is neither appropriate to, nor sympathetic with the existing structure, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan:
- 2 The proposed roof height increase, by reason of its size and design, would be a prominent and intrusive feature 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 policy(ies) of the Bury Unitary Development Plan.

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:

EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
H2/3 H2/3 - Extensions and Alterations
HT2/4 HT2/4 - Car Parking and New Development
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF National Planning Policy Framework

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 13/01/2023