

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Brazier
Basic Kneads
17 Britain street
Bury
bury
BL99PD

PART 1 - Particulars of Application

Application Number: 68275

Date of Registration: 19/05/2022

Proposal:

Front Porch; Hip to gable roof extension and
Rear dormer extension

Location:

512 Manchester Road, Bury, BL9 9NZ

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 application and submitted plans contain insufficient information and conflicting dimensions 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:

NPPF National Planning Policy Framework
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Location plan (dwg no. 22_013_(20)_001)

Dormer plans (dwg no. 22_013_(20)_002)

Proposed site plan (dwg no. 22_013_(20)_003 RevPL3)

Existing elevations (dwg no. 22_013_(20)_005 RevPL3)

Existing floor and roof plans (dwg no. 22_013_(20)_004 RevPL3)

Proposed floor and roof plans (dwg no. 22_013_(20)_006 RevPL3)

Proposed elevations (dwg no. 22_013_(20)_007 RevPL2)

NOTES TO APPLICANT

1. It is possible that traffic management requirements could be satisfied for this development but details have not been pursued because it is understood that the proposal is to be recommended for refusal on environmental grounds.

Signed:



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On behalf of the Council

Date of Decision: 11/08/2022