

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr Gregory Oldham  
Spence & Oldham Architects Ltd  
25 Cosgrove Crescent  
Failsworth  
M35 0JX

**On Behalf Of:**

Mr Aamar Khan  
5 Frecheville Court  
Bury  
BL9 0UF

---

### PART 1 - Particulars of Application

**Application Number:** 73401

**Date of Registration:** 27/08/2026

**Proposal:**

Two-Storey Front Extension; Two-Storey  
Rear Extension; Two-Storey Side Extension;  
New Gable Roof Extension at front and  
Alterations to External Windows/Doors

**Location:**

Gorse Hill Farm, Starling Road, Bury, BL8 2HJ

---

### 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 Th development by reason of its size, position and design would introduce a discordant, intrusive and permanent development which would have a detrimental and long term harmful impact on the character and openness of the locality and the Green Belt and is neither appropriate to, nor sympathetic with the existing structure. The applicant has failed to demonstrate Very Special Circumstances that would outweigh the in principle harm caused to the openness of the Green Belt. The proposed development therefore conflicts with the following policies H2/3 – Alterations and Extensions and OL1/2: New Buildings in the Green Belt of the Bury Unitary Development Plan, Policy JP-G9: The Green Belt of the Places for Everyone Joint Development Framework, and Policies GB6: Control of development in the Green Belt and GB7: Development which is not inappropriate in the Green Belt of the National Planning Policy Framework (2026), Supplementary Planning Document 8: New Buildings and Associated Development in the Green Belt and Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

### 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:**

OL1/2    OI1/2 - New Buildings in the Green Belt  
H2/3    H2/3 - Extensions and Alterations  
EN6/3    EN6/3 - Features of Ecological Value  
JP-G9    The Green Belt  
SPD6    Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.  
SPD11    Development Control Policy Guidance Note 11 - Parking Standards in Bury  
SPD8    Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt  
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:**

0099-02 (02)001, 0099-02 (02)002, 0099-02 (02)005 A, 0099-02 (02)004, 0099-02 (02)003 A

**NOTES TO APPLICANT**

Not Applicable

Signed:



2 of 2

.....  
On behalf of the Council

**Date of Decision:** 08/10/2026