

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mialex Ltd
Work.Life
Core
Brown Street
Manchester
M2 1DH

On Behalf Of:

Mr Raj Singh
56 Windsor Road
Prestwich
Manchester
M25 0DE

PART 1 - Particulars of Application

Application Number: 70683

Date of Registration: 01/05/2024

Proposal:

Loft conversion with rear dormer extension, two storey extension at side, addition of first floor window to side elevation and two storey extension at rear with amendment to balcony.

Location:

56 Windsor Road, Prestwich, Manchester, M25 0DE

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 dormer is neither appropriate to, nor sympathetic with the existing structure, and would be incongruous and seriously detrimental to the visual amenity of the area. The proposed development therefore conflicts with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan, Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties, Paragraph 41 of the National Design Guide and Section 12 - Achieving well designed places paragraphs 126 and 134 of the National Planning Policy Framework.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development. 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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations
PFE Places for Everyone

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:

Drawing numbered BM/0521/WINDS2/PL4 received on 23/04/2024, drawing numbered BM/0521/WINDS2/PL1 received on 01/05/2024, drawing numbered BM/0521/WINDS2/PL3 Revision A received on 19/06/2024 and drawing numbered BM/0521/WINDS2/PL2 received on 25/06/2024.

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 26/06/2024