

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Jackson
Harry Jackson Surveyors Ltd
Unit 4a Farnworth Park Ind Est
Wellington Street
Farnworth
BL4 7BY

On Behalf Of:

Mr and Mrs Chivers
Harry Jackson Surveyors Ltd
7 Burndale Drive
Bury
Bury
BL9 8EN

PART 1 - Particulars of Application

Application Number: 68263

Date of Registration: 13/04/2022

Proposal:

Two storey side extension with gable roof
plus new parking layout

Location:

7 Burndale Drive, Bury, BL9 8EN

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 extension could lead to the link-up of the detached houses by two storey extensions. The resulting terraced house effect would be out of character with the surrounding street scene, and would therefore be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/2 - Townscape and Built Design, EN1/1 - Visual Amenity, and H2/3 Extensions & Alterations with Supplementary Planning Document 6 Alterations & Extensions to residential properties.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF National Planning Policy Framework
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
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:

CAR PARKING (Existing) as submitted on 13/04/2022.
CAR PARKING (Proposed) as submitted on 13/06/2022.
SITE PLAN (Existing)
SITE PLAN (Proposed)
Drawing 1 - Existing Elevations
Drawing 2 - Existing Ground Floor Plan
Drawing 3 - Existing First Floor Plan
Drawing 4 rev A - Proposed Elevations
Drawing 5 - Proposed Ground Floor Plan
Drawing 6 - Proposed First Floor Plan
Drawing 7 rev A - Existing and Proposed Streetscene

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: 22/06/2022