

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Younus Khan
6 Longton Street
Blackburn
Lancashire
BB1 1UF

On Behalf Of:

Mrs Zeenab KM Rashid
219 Ainsworth Road
Bury
BL8 2SQ

PART 1 - Particulars of Application

Application Number: 70283

Date of Registration: 14/12/2023

Proposal:

Dormer extensions to front & side elevations;
Single storey side extension and enlargement
of bay window

Location:

219 Ainsworth Road, Bury, BL8 2SQ

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 flat roof side dormers, by reason of their elevated position and form, would be a prominent and intrusive feature in the street scene and neither appropriate to, nor sympathetic with the existing dwelling, and therefore, would be significantly detrimental to the visual amenities of the area. The proposed development therefore conflicts with policy H2/3 - Alterations and Extensions of the Bury Unitary Development Plan and associated 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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential

Properties.
H2/3 H2/3 - Extensions and Alterations

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 (Project No. 3632)

Existing Floor Plan & Elevations; Proposed Cross Section B-B & Floor Plans (Dwg No. 01 Rev.A)

Proposed Elevations & Cross Sections A-A, C-C, D-D & E-E; Existing & Proposed Site Plan (Dwg No. 02 Rev.A)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 07/02/2024