

## **Response to reasons for refusal**

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 hardstanding is neither appropriate to, nor sympathetic with the existing streetscene, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

**In response to this, why is comment being made on the landscaping of the area? My understanding is that I do not require permission to change the landscaping. I am simply requesting permission to drop the curb and use the area as a driveway (like neighbouring properties). If I wish to change the landscaping without using it as a driveway, I would not need permission so this reason surely is invalid? How would it be “detrimental to the visual amenity of the area” when so many neighbouring properties already have driveways (1, 4, 6, 7, Dumers Lane).**

2. The proposal would result in the creation of a sub-standard access onto a classified road from a property that cannot provide suitable accommodation for vehicles to enter and leave the site in a forward gear, which would lead to vehicles reversing at an angle across the footway and into oncoming traffic, leading to unacceptable conflicts with pedestrians and vehicles at a hazardous point on the highway network and would therefore be detrimental to highway safety and maintaining the free flow of traffic on the A6053 Dumers Lane. The proposed development therefore conflicts with the following policy of the Bury Unitary

Development Plan: H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

**Again, how can this be said when neighbouring properties already have and use a driveway of similar area to ours? Number 1, 4, 6 & 7 Dumers Lane (to name a few) use a driveway perfectly safely. Utilising the traffic lights, vehicles can be reversed onto the driveways when no traffic is turning onto Dumers Lane meaning vehicles can leave the driveways in a forward gear, again using the traffic lights to assist. This can be done safely and using caution, just like any other driver does when entering / leaving a driveway. Photos attached show this being done all day, every day, safely.**

3. The hardstanding would be sub-standard in length and the potential remains for vehicles not to be able to be maintained clear of the adopted highway, which will lead to the reduction in available width the footway on Dumers Lane and would therefore be detrimental to pedestrian safety. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

**As mentioned in my application, next door (1 Dumers Lane) manage to park 2 small vehicles on an area the same size as ours therefore there would be ample space for us to park one vehicle safely, at an angle, without overhanging the pavement.**

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.

**I am simply requesting to park my vehicle off the road which would improve the area and more importantly the safety of my children but clearly that is not an important factor to Bury Council. If my children were injured walking across Dumers Lane would that change anything?**

The applicants attention is drawn to the fact that the submitted plans contain insufficient information to ensure that adequate arrangements are proposed to ensure that the existing street lighting column would not be adversely affected by the proposed development or that surface water would not be discharged from the new hardstanding onto the adjacent adopted highway.

**Due to the position of the street lighting column, it would be possible to leave it in situ and still have ample space to park a vehicle. Alternatively, we would be willing to pay for it's removal which is stated as an option online.**

**“If (lighting columns) are affected by the proposed dropped kerb, the cost for lowering or moving apparatus will have to be met by the applicant.”**

**Also, as stated online, we would ensure that the proposed driveway is constructed of permeable or porous materials and consider possible drainage around the driveway.**