

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Street
Bury
BL9 0RP

On Behalf Of:

Mr Omair Akram
CM Properties (NW) Ltd
54 Oldham Street
Manchester
M4 1LE

PART 1 - Particulars of Application

Application Number: 73003

Date of Registration: 09/04/2026

Proposal:

Change of use from Pub (Sui Generis) to 12 bed (single occupancy) HMO (House in Multiple Occupation) (Sui Generis); rear dormer extension

Location:

Rose And Crown Inn, 36 Manchester Old Road, Bury, BL9 0TR

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 dormer would be seriously detrimental to the residential amenities currently enjoyed by the occupiers of the adjoining dwelling house, by reason of its position. 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
- 2 The proposed does not provide an adequate level of amenity for future residents, and the size of the rear amenity space is inadequate to accommodate the size of the development proposed. The proposed development therefore conflicts with Policy H2/2 and H2/4 of the UDP as well as emerging SPD 13.
- 3 The proposed car parking provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety, conflicting with Policy JP-C5 of PfE.
- 4 The applicant has not demonstrated that an adequate level of refuse storage can be accommodated within the rear yard area of the site and therefore insufficient information has been submitted to be able to assess the proposed against UDP policies H2/4, HT2/4 and SPD13.

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

H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
EN7/2	EN7/2 - Noise Pollution
JP-C1	Our Integrated Network
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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, drawing number PP-14795029v1d, dated 23/03/2026

Proposed Floor Plans and Section, drawing number 2 of 3, dated 10/02/2026

Proposed Floor Plans and Elevations, drawing number 3 of 3, dated 10/02/2026

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 03/06/2026