

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Benjamin Maguire
Apartment 8
224 Great Elowes Street
Salford
Manchester
M7 2ZS

On Behalf Of:

Mr Raj Singh
56 Windsor Road
Prestwich
Manchester
M25 0DE

PART 1 - Particulars of Application

Application Number: 69976

Date of Registration: 18/09/2023

Proposal:

Loft conversion with rear dormer extension;
Two storey extension at side; Addition of first
floor window to side elevation; Two storey
extension at rear with amendment to balcony;
New cladding to front elevation; Installation of
2 ventilation mechanical intake extract units
to side elevation

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 cladding to the front elevation is neither appropriate to, nor sympathetic with the existing building, and would be seriously 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
- 2 The proposed extraction units would, by reason of their size, position and design, be a prominent and intrusive feature in the street scene and would therefore be seriously detrimental to the visual amenities 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
- 3 The proposed extraction units would be seriously detrimental to the residential amenities currently enjoyed by the occupier(s) of 50 Edenfield Road, by reason of their position adjacent the boundary. 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

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:

H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF National Planning Policy Framework

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:

BM/0521/WINDS2/PL1, BM/0521/WINDS2/PL2, BM/0521/WINDS2/PL3,
BM/0521/WINDS2/PL4 Rev B

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 13/11/2023