NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Mr Radnor
Debtal Architecture LTD
72 Bury New Road
Prestwich
M25 0JU

On Behalf Of:
Mr Hammond
22
Winchester Avenue
Prestwich
M25 0LJ

PART 1 - Particulars of Application

Application Number: 65899

Date of Registration: 01/09/2020

Proposal:
Two storey extension at side, single storey extensions at front and rear. Loft conversion with front and rear dormers.

Location:
22 Winchester Avenue, Prestwich, Manchester, M25 0LJ

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 proposal represents serious overdevelopment of the site which is inadequate in size to accommodate the development whilst satisfying reasonable requirements for private amenity space about the dwelling. 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 single storey extension would be seriously detrimental to the residential amenity of the occupiers of the adjacent property (No.24 Winchester Avenue) by reason of its height and position along the shared side 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 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:
DA20046.001, DA20046.002 and DA20046.003 Revision 3

NOTES TO APPLICANT
Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 04/11/2020