

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Architecture
Innovation Architecture Ltd
110 Beverley Road
Hessle
Hull
HU13 9BU

On Behalf Of:

Mr Patel
12 Sedgefield Drive
Smithills
Bolton
BL1 6ND

PART 1 - Particulars of Application

Application Number: 70162

Date of Registration: 31/10/2023

Proposal:

Erection of flat roofed porch canopy to side entrance and 1.8 metre high fencing

Location:

231 Bury New Road, Whitefield, Manchester, M45 8QP

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 development would, by reason of its position, design, materials, colour, size and scale would represent an incongruous feature on the building, causing an unacceptable loss of significance to the non-designated heritage asset and would not preserve or enhance the character and appearance of the All Saints Conservation Area. The proposed development therefore conflicts with Bury Unitary Development Plan policies EN1/2 and EN2/2 and Section 16 of the National Planning Policy Framework.
- 2 The application and submitted plans contain insufficient information to ensure that the proposed development will not adversely affect the integrity of the adjacent adopted highway. The proposed development therefore conflicts with Bury Unitary Development Plan policies EN1/2 and HT6/2.

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:

EN1/2 EN1/2 - Townscape and Built Design
EN2/2 EN2/2 - Conservation Area Control
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
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:

Location & Block Plans (Dwg No. 853/LP01)
Proposed Part Floor Plan & Elevations (Dwg No. 853/P01)

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 21/12/2023