

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Richard Larkin
Green Square Architecture Limited
14 Kingsway
Altrincham
WA14 1PJ

On Behalf Of:

Mr D Cainer
51 Prestwich Park Road South
Prestwich
Manchester
M25 9PF

PART 1 - Particulars of Application

Application Number: 68488

Date of Registration: 01/07/2022

Proposal:

Proposed new detached garage at side with reinstated vehicular access

Location:

Lady Margaret House, 51 St Anns Road, Prestwich, Manchester, M25 9LF

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 by virtue of its size, siting, materials and design would have an unacceptable impact on the character and appearance of St Mary's Conservation Area of which the site forms part causing less than substantial harm to the significance of the conservation area without any public benefit. The proposal would neither preserve or enhance the traditional character or appearance of the Conservation Area. The proposal therefore conflicts with the following policies of the Unitary Development Plan: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control.
- 2 The proposal would have a direct impact on the setting of the Non-Designated Heritage Asset (NDHA) causing harm to its significance. The proposed garage would represent an incongruous and contemporising feature with the setting of the NDHA causing harm to how the building is experienced especially in views from Prestwich Park Road South and therefore causing harm to its significance and diminishing its contribution to the character and appearance of the conservation area. The proposal therefore conflicts with the following policies of the Unitary Development Plan: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control and paragraph 203 of the National Planning Policy Framework.
- 3 The proposal would result in the creation of an access onto St Ann's Road that is sub-standard in terms of visibility at both the junction with St Ann's Road at the back edge of the footway and from a property that is already adequately and safely served from Prestwich Park Road South, which would be detrimental to highway safety.

The proposed development therefore conflicts with adopted UDP policy HT2/4 - Car Parking and New Development.

- 4 The proposal would be an intensification of the use of a site with inadequate access and servicing arrangements and would be detrimental to road safety and maintaining the free flow of traffic. The proposed development therefore conflicts with adopted UDP policy HT2/4 - Car Parking and New Development.

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

EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
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:

17137/P101, 17137/P102, 17137/P03

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 14/11/2022