

NOTICE OF PRIOR APPROVAL DETERMINATION

Paragraph A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

To:

Sam Golding
Gold Sketch
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Shams
2 Oakfield
Prestwich
Manchester
M25 0DP

PART 1 - Particulars of Application

Application Number: 73129

Date of Registration: 24/04/2026

Proposal:

Prior approval for proposed enlargement of a dwellinghouse by construction of one additional storey

Location:

2 Oakfield, Prestwich, Manchester, M25 0DP

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council, as local planning authority, hereby **refuse the application under paragraph A.4 of the above legislation** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority for the following reason(s):

- 1 The proposed development fails to meet the requirements of condition AA.1 (f) (i) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the development as enlarged would lead to an additional storey larger than 3.5m.

Information that the developer provided to the local planning authority:

Proposed addition of one storey to create a two storey house.

The current height of the dwellinghouse is 4.04m.

The maximum height of the dwellinghouse once the additional storey is added will be 7.54m

Informatives

If you want to appeal, then you must do so within 12 weeks of the date of this notice, using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000. Appeal forms and guidance can also be downloaded from the website: www.planningportal.gov.uk/pcs

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 29/05/2026