

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Lewis Rowland
Rowlands House
Rowlands Road
Bury
BL9 5NF

PART 1 - Particulars of Application

Application Number: 71711

Date of Registration: 25/03/2025

Proposal:

Installation of automated gate at entrance

Location:

Rowlands House, Rowlands Road,
Summerseat, Ramsbottom, Bury, BL9 5NF

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 gate would appear as an incongruous feature and have a visually detrimental impact on the setting of the Non-Designated Heritage Assets, The Rowlands, Rowlands House and their boundary treatments and as such would cause an unacceptable loss of their heritage significance and would not preserve the character or appearance of the Brooksbottoms and Rowlands Conservation Area within which the site is located. The proposal therefore does not comply with the NPPF, Manchester Joint Policy Plan - Places for Everyone and adopted UDP Policies EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control and EN2/3 Listed Buildings.
- 2 The proposal would result in the creation of substandard gated access arrangements to the property which, due to the position of the proposed gates relative and in close proximity to the limits of the adopted highway, are likely to lead to standing vehicles waiting for the gates to operate, straddling the back of the footway and obstructing the free passage of pedestrians on the footway, to the detriment of pedestrian and highway safety. The proposal therefore conflicts with UDP Policy H2/3 Alterations and Extensions associated guidance in SPD6 in relation to highway safety.

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:

H2/3	H2/3 - Extensions and Alterations
EN1/1	EN1/1 - Visual Amenity
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
NPPF	National Planning Policy Framework
PFE	Places for Everyone

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:

Site Plan, Gate drwg 4 and Gate Plan

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 19/05/2025