

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Lee
PLTS
1 The Crescent
Stourbridge
DY9 7LF

On Behalf Of:

Mr Reynolds
Loca Shading Designs Ltd.
6 Knights Park
Hussey Road
Shrewsbury
SY1 3TE

PART 1 - Particulars of Application

Application Number: 68307

Date of Registration: 04/07/2022

Proposal:

Lean-to retractable canopy structure over existing patio with full-height glazing to south & east elevations and timber wall to west elevation

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.

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 Plan dated 06/04/2022

Site Layout Plan - Existing and Proposed (Dwg no. 30706-2)

Proposed Floor Plans (Dwg no. 30709)

Proposed Elevations (Dwg no. 30703)

NOTES TO APPLICANT

Not Applicable

Signed:

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

2 of 2

.....
On behalf of the Council

Date of Decision: 03/10/2022