

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr R Anwar
RA Design & Project Management Ltd
Suite 4
The White House
42-44 Chorley New Road
Bolton, Lancashire
BL1 4AP

On Behalf Of:

Mr S Postchi
22 Cockey Moor Road
Bury
BL8 2HB

PART 1 - Particulars of Application

Application Number: 67322

Date of Registration: 15/11/2021

Proposal:

Erection of detached dwelling

Location:

22 Cockey Moor Road, Radcliffe, Bury, BL8 2HB

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 design and massing of the proposed house, in particular the roof and two storey front porch is neither appropriate to, nor sympathetic with the existing streetscape, and would appear incongruous and out of keeping within the immediate area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/2 Townscape and Built Design, H2/1 The Form of New Residential Development and associated guidance in SPD16 - Design and Layout of New Development in Bury.
- 2 The application and submitted plans contain insufficient information with regard to access and parking to enable them to be properly assessed. The proposal is therefore contrary to the following UDP Policies HT2/4 Car Parking and New Development and H2/2 The layout of New Residential Development.

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:

OL7/2 OL7/2 - West Pennine Moors
OL1/2 OL1/2 - New Buildings in the Green Belt
OL1/3 OL1/3 - Infilling in Existing Villages in the Green Belt
EN1/2 EN1/2 - Townscape and Built Design
EN7 EN7 - Pollution Control
H1/2 H1/2 - Further Housing Development
H2/1 H2/1 - The Form of New Residential Development
H2/2 H2/2 - The Layout of New Residential Development
HT2/4 HT2/4 - Car Parking and New Development
SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD16 Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
EN5/1 EN5/1 - New Development and Flood Risk
EN7/5 EN7/5 - Waste Water Management

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:

Topographical survey, PS-2172/SS, RAD/2289/20/5/RevA, RAD/2289/20/7 and RAD/2289/20/8.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 10/01/2022