

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mrs Ruthy Bitan
Debtal Architecture Ltd
72 Bury New Road
Prestwich
Manchester
M25 0JU

On Behalf Of:

Mr Tolly Rosenberg
10 Cranbrook Drive
Prestwich
M25 0JZ

PART 1 - Particulars of Application

Application Number: 72559

Date of Registration: 03/12/2025

Proposal:

Raising of roof ridge height with hip to gable roof extension and loft conversion with dormers at front and rear; Front porch; Single storey rear extension

Location:

10 Cranbrook Drive, Prestwich, Manchester, M25 0JZ

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 rear dormer and raising of the roof height would, by reason of its design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the Policy H2/3 of the Bury Unitary Development Plan and SPD 6.

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

H2/3 H2/3 - Extensions and Alterations
EN1/2 EN1/2 - Townscape and Built Design
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF National Planning Policy Framework
PFE Places for Everyone
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Proposed GA Plans and Elevations, drawing number 003 Rev 7, dated 25 February 2025

Existing and Proposed Landscaping Plan, drawing number 303 Rev 1, dated 4 April 2025

Existing and Proposed Street Scene Elevations and 3Ds, drawing number 305, dated 13 November 2025

Site- Location and Block Plan, drawing number 001 Rev 2, dated 25 February 2025

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 24/12/2025