

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Mr Sohail Musa
SMS architecture
59 Croston Street
Bolton
BL3 4BB

On Behalf Of:
Mr Tanjot Singh
36 Albion Street
Radcliffe
Manchester
M26 1BH

PART 1 - Particulars of Application

Application Number: 69401

Date of Registration: 09/05/2023

Proposal:
Single storey rear extension with external
staircase and new access door to first floor

Location:
36 Albion Street, Radcliffe, Manchester, M26
1BH

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 stairs and access would result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of 35 and 33 Rupert Street by reason of the sub-standard distances between the proposed stairs/access and the rear boundaries of these properties. The proposed development therefore conflicts with Unitary Development Plan Policies EC4/1 - Small Businesses and Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

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:

EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design

H3	H3 - Incompatible Uses in Residential Areas
H3/1	H3/1 - Assessing Non-Conforming Uses
H3/2	H3/2 - Existing Incompatible Uses
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EC4/1	EC4/1 - Small Businesses

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:

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 04/07/2023