

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Andrew Gaskell  
Home Design & Build  
Suite 124  
79-81 Hornby Street  
Bury  
BL9 5BN

**On Behalf Of:**

Mr & Mrs Hart  
The Coach House  
School Street  
Bury  
BL9 7EX

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### PART 1 - Particulars of Application

**Application Number:** 69633

**Date of Registration:** 05/07/2023

**Proposal:**

Two storey front extension; 2 no. front dormers with juliette balconies; Two storey rear extension; Raised decking at rear with balustrade balcony; Alterations to existing windows and doors; Render to elevations

**Location:**

The Coach House, School Street, Pimhole, Bury, BL9 7EX

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### 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 size, position and design, be an overdominant and intrusive feature in relation to the existing building and would be seriously detrimental to the visual amenities of its surroundings. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan:  
H2/3 Alterations and Extensions and associated Supplementary Planning Document  
6: Alterations and Extensions to Residential Properties.  
OL5/2 Development in River Valley  
EN1/1 Visual Amenity.

### 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.  
OL5/2 OL5/2 - Development in River Valleys  
RT3/4 RT3/4 - Recreational Routes

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:**

Dwgs S001, P.002B and P.003

**NOTES TO APPLICANT**

Not Applicable

Signed:

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

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On behalf of the Council

**Date of Decision:** 25/08/2023