

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Benjamin Maguire
BM Architectural Designs
Apartment 8
224 Great Clowes Street
Salford
M7 2ZS

On Behalf Of:

Mr Noah Fletcher
Cassel Fletcher Property Management Ltd
424 Auldbank House Bury Old Road
Prestwich
Manchester
M25 1PR

PART 1 - Particulars of Application

Application Number: 69244

Date of Registration: 16/01/2023

Proposal:

Second floor extension at rear to form 1 no.
flat and roof extension

Location:

424 Bury Old Road, Prestwich, Manchester,
M25 1PR

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 extension, by reason of its size and design, would appear incongruous on the existing property and out of keeping within the wider streetscape. As such the proposal would be seriously detrimental to the amenities of the area and conflict with the following policies of the Bury Unitary Development Plan: EN1/2 Townscape and Built Design, EN1/7 Throughroutes and Gateways, H2/3 Extensions and Alterations and guidance in SPD6 Alterations and extensions and SPD16 Design and Layout of New Development in Bury.

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:

S2/3 S2/3 - Secondary Shopping Areas and Frontages

EN1/2 EN1/2 - Townscape and Built Design
EC4/1 EC4/1 - Small Businesses
EN1/7 EN1/7 - Throughroutes and Gateways
H2/1 H2/1 - The Form of New Residential Development
H2/3 H2/3 - Extensions and Alterations
HT2/4 HT2/4 - Car Parking and New Development
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/2 H2/2 - The Layout of New Residential Development
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
S1/4 S1/4 - Local Shopping Centres
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:

Dwgs BM/0123/AULD/PL1, PL2, PL3, PL4 and PL5.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 09/03/2023