

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mrs Rebecca Kendrick
25 Beeston Grove
Whitefield
Manchester
M45 6UD

PART 1 - Particulars of Application

Application Number: 73232

Date of Registration: 18/06/2026

Proposal:

Erection of 1.5m high boundary fence at front/side

Location:

25 Beeston Grove, Whitefield, Manchester, M45 6UD

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 fence would appear incongruous and overdominant within the streetscape and would be seriously detrimental to visual amenity and character of the locality reason of its appearance, height and position. The proposal therefore conflicts with Unitary Development Plan DP Policies EN1/2 Townscape and Built Design, H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 2 The proposed fence, reduces visibility to substandard levels at the junction of Harlech Avenue with Beeston Grove and at the back of the footway, at the interface between the the vehicular accesses at No. 25 Beeston Grove and No.1 Harlech Avenue and the adjacent adopted highway. The fence would therefore be seriously detrimental to highway safety and contrary to UDP Policy H2/3 Extensions and Alterations and guidance within SPD6 Alterations and Extensions.

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
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/2 EN1/2 - Townscape and Built Design

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:

Plans and Photos received 21/05 and 18/06/2026

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 05/08/2026