

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Joel Gray
Great Plans
75 Holders Hill Avenue
Hendon
London
NW4 1ES

On Behalf Of:

Mrs Tamara Zatman
298 A Stand Lane
Radcliffe
Manchester
M26 1JB

PART 1 - Particulars of Application

Application Number: 69491

Date of Registration: 27/04/2023

Proposal:

Formation of new driveway/vehicular access with electric gates and replacement of existing access/gate with brick boundary wall

Location:

298A Stand Lane, Radcliffe, Manchester, M26 1JB

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 application and submitted plans contain insufficient information regards highway safety, protected trees within the site, materials and foundation details to enable them to be properly assessed pursuant to Bury UDP Policies EN1/2 - Townscape and built Design and H2/3 - Extensions and Alteration, and the guidance in 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:

EN2/3 EN2/3 - Listed Buildings
EN1/2 EN1/2 - Townscape and Built Design

H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

Drawing numbers - 001, 002, 04A and 05A

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: 31/10/2023