

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr David Bitan
Debtal Architecture Ltd
72 Bury New Road
Prestwich
Manchester
M25 0JU

On Behalf Of:

Mr Bamberger
Beis Mordechai Synagogue
90 Kings Road
Prestwich
Manchester
M25 0FY

PART 1 - Particulars of Application

Application Number: 70775

Date of Registration: 20/05/2024

Proposal:

First floor extension at front

Location:

90 Kings Road, Prestwich, Manchester, M25 0FY

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 design of the proposed first floor extension is neither appropriate to, nor sympathetic with the existing structure and would be a prominent and intrusive feature in the street scene by reason of its size, position and design, and would therefore be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan and the Places for Everyone Joint Development Plan:
CF1/1 - Location of New Community Facilities
EN1/3 - Townscape and Built Design
JP-P1 - Sustainable Places
- 2 The application and submitted plans and supporting statements contain insufficient information to enable the local planning authority to assess whether the proposal would maximise reductions in carbon emissions, as required by Policy JP-S2 of the Places for Everyone Joint Development Plan.

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:

NPPF	National Planning Policy Framework
CF1/1	CF1/1 - Location of New Community Facilities
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
H3	H3 - Incompatible Uses in Residential Areas
H3/2	H3/2 - Existing Incompatible Uses
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-P1	Sustainable Places

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:

DA24021.207, DA24021.003, DA24021.002, DA24021.209, DA24021.208, DA24021.001

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 24/06/2024