

# 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

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### 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

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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 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:



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On behalf of the Council

**Date of Decision:** 24/06/2024