

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Lynsay Ewart
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

On Behalf Of:

Mr Zvi Portnoy
C/O Agent
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PART 1 - Particulars of Application

Application Number: 71641

Date of Registration: 28/02/2025

Proposal:

Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis)

Location:

17 Belle Vue Terrace, Bury, BL9 0SY

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 development by virtue of the increased occupation to an 8 bed HMO would result in utilising the basement as bedroom accommodation which would provide poor, inadequate and sub-standard living conditions for existing and future occupiers by virtue of very limited natural light and restricted and poor outlook and ventilation. The proposed development would therefore be contrary to policies H2/4 - Conversions, Supplementary Planning Document 13 - Conversion of Buildings to Houses in Multiple occupation and the principles of the NPPF.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy

JP-H3 Type, Size and Design of New Housing
JP-H4 Density of New Housing
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD13 Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
Area Area BY2 - Bridge Road/Buckley Wells
BY2

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:

Red edge location plan
Plans as existing 004 rev C
Plans as proposed 005 rev E
Site plans as existing and proposed 006 rev D
Rear/side elevations as existing and proposed 007

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 25/04/2025