

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Zubair Hoque
DesignbyZH Ltd
4 Quays Reach
Carolina Way
Manchester
M50 2ZY

On Behalf Of:

Mr Zubair Issa
36 Agecroft Road East
Prestwich
Manchester
M25 9RT

PART 1 - Particulars of Application

Application Number: 73221

Date of Registration: 19/05/2026

Proposal:

Installation of electric sliding entrance gates and 1.8M high replacement dark grey composite fencing at front/side

Location:

36 Agecroft Road East, Prestwich,
Manchester, M25 9RT

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 and finished materials of the fence is neither appropriate to, nor sympathetic with the existing streetscene, and would be significantly detrimental to the visual amenity of the area. The proposed development therefore conflicts with the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 2 The fence as built is seriously detrimental to users of the adjacent highway by reason of its height, size and position. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions, associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties, and Places For Everyone Joint Development Plan listed.
- 3 The application and submitted plans contain insufficient information to enable them to be properly assessed. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions, associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties, and Places For Everyone Joint Development Plan listed.

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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations
PFE Places for Everyone

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:

Plan numbers - AR-101, AR-102, AR-103 - Site plan and AR-103 - Gate and Fence elevations

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 30/06/2026