

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr John Hodkinson  
20 Westgate Avenue  
Ramsbottom  
Bury  
BL0 9SS

**On Behalf Of:**

Mr Scott Jones  
45 Raikes Lane  
Bolton  
BL3 1SW

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### PART 1 - Particulars of Application

**Application Number:** 70259

**Date of Registration:** 30/11/2023

**Proposal:**

Single storey extension at rear to form 1 no.  
ground floor flat

**Location:**

212A Bell Lane, Bury, BL9 6HS

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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 proposed development, by virtue of an increase in residential units at the site and reduction of private amenity space, would result in a loss of facilities and amenities available to the existing and future occupiers of the property. As such, the proposal would have a detrimental impact on residential amenity of the occupiers and would fail to provide a good quality residential environment. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/1 - The Form of New residential development, H2/2 - The Layout of New Residential Development and the National Planning Policy Framework.

### 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:

EN1/1 EN1/1 - Visual Amenity

EN1/2 EN1/2 - Townscape and Built Design  
EN5/1 EN5/1 - New Development and Flood Risk  
EN6 EN6 - Conservation of the Natural Environment  
EN7/5 EN7/5 - Waste Water Management  
H1/2 H1/2 - Further Housing Development  
H2/1 H2/1 - The Form of New Residential Development  
H2/2 H2/2 - The Layout of New Residential Development  
HT2/4 HT2/4 - Car Parking and New Development  
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict  
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.  
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury  
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:**

Existing site plan, Proposed site plan, 23/755/01A, 23/755/02A, 23/755/03A, 23/755/04,

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 17/01/2024