

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Robert Spavin
RJS Designs
3 Swiss Cottage
Swiss Hill
Alderley Edge
Cheshire
SK9 7DP

On Behalf Of:

Mrs P Arora
15 Woodthorpe Grange
Prestwich
Manchester
M25 0GU

PART 1 - Particulars of Application

Application Number: 69780

Date of Registration: 04/07/2023

Proposal:

Two storey rear extension and loft conversion
with 2 no. side dormers

Location:

15 Woodthorpe Grange, Prestwich,
Manchester, M25 0GU

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 extension would be seriously detrimental to the amenities of the adjacent property, 17 Woodthorpe Grange, by reason of its height, size and position along the boundary. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan:
H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties
- 2 The proposed extension would result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of 5 Woodthorpe Grange by reason of the sub-standard distance between the first floor habitable windows on the proposed extension and rear boundary to that property.
The proposed development therefore conflicts with Unitary Development Plan Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 3 The design of the proposed extension is neither appropriate to, nor sympathetic with the existing building, and would be seriously detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

- 4 The application and submitted plans contain inaccurate information with regard to the existing building and therefore cannot be properly assessed.

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:

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

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:

A1.0, A1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7, A1.8

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 15/08/2023