

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Benjamin Maguire
BM Architectural Designs
Apartment 8
224 Great Clowes Street
Salford
M7 2ZS

On Behalf Of:

Mr Daniel Laddin
8 Parkstone Avenue
Whitefield
Manchester
M45 7QH

PART 1 - Particulars of Application

Application Number: 70637

Date of Registration: 01/04/2024

Proposal:

2 no. side dormers; Single storey side extension

Location:

8 Parkstone Avenue, Whitefield, Manchester, M45 7QH

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 dormers would, by reason of size, position and design, appear overdominant and incongruous on the existing dwellinghouse and would be out of character within the streetscape. The proposal would therefore be seriously detrimental to the visual amenity and would conflict with the following policy and guidance:
UDP Policy H2/3 Extensions and Alterations
Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 2 The position of the rearmost bedroom windows in the proposed dormer facing No.10 Parkstone Avenue would result in undue overlooking of this property and would be seriously detrimental to residential amenity. The proposed development therefore conflicts with the following policy and guidance.
UDP Policy H2/3 Extensions and Alterations
Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

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:

DWG - BM/0324/PARK/PL1, PL2, PL3, PL4, PL5 and PL6

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 15/05/2024