

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Ms Evans
ABL Planning & Development
34 Shelley Avenue
Northwich
CW9 6PH

On Behalf Of:

Mr Smith
7 Knowsley View
The Bungalow Knowsley Road
Radcliffe
Bury
BL2 5PT

PART 1 - Particulars of Application

Application Number: 69975

Date of Registration: 08/08/2023

Proposal:

Removal of condition 6 (removed permitted development rights) on planning permission ref. 66467

Location:

The Bungalow, Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT

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:-

The proposal to remove the restriction to carry out development which is permitted under Classes A to G of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) would lead to development which would have an adverse and significantly detrimental impact on the importance and character of the Non-Designated Heritage Asset and the special character and openness of the Green Belt. The proposal would therefore be contrary to the principles of the NPPF and NPPG.

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
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN2/3	EN2/3 - Listed Buildings
EN5/1	EN5/1 - New Development and Flood Risk

EN6 EN6 - Conservation of the Natural Environment
EN6/3 EN6/3 - Features of Ecological Value
EN9/1 EN9/1 - Special Landscape Areas
OL1/2 OL1/2 - New Buildings in the Green Belt
OL1/4 OL1/4 - Conversion and Re-use of Buildings in the Green Belt
OL7/2 OL7/2 - West Pennine Moors
HT2/4 HT2/4 - Car Parking and New Development
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated
Development in the Green Belt
SPD 9 Development Control Policy Guidance Note 9 - Conversion and Re-use of
Buildings in the Green Belt
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

N/A

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 19/10/2023