

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr S Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Chanichei Yeshivos
Care of agent
Care of agent
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Care of agent, Care of agent
M250FG

PART 1 - Particulars of Application

Application Number: 71148

Date of Registration: 15/10/2024

Proposal:

Single storey extension at rear and
rebuilding of external wall of existing side
extension

Location:

106 Kings Road, Prestwich, Manchester,
M25 0FY

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 would be seriously detrimental to the residential amenities currently enjoyed by the occupier(s) of No. 2 Fort Road by reason of its position in relation to the side, ground floor habitable room window that faces the site. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan:
EN1/2 - Townscape and Built Design
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:

EN1/2 EN1/2 - Townscape and Built Design
EN8/2 EN8/2 - Woodland and Tree Planting
H2/3 H2/3 - Extensions and Alterations
JP-P1 Sustainable Places
JP-C2 Digital Connectivity
JP-S2 Carbon and Energy
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
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:

Location Plan, 502 Rev 1, 002, 003

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris'.

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On behalf of the Council

Date of Decision: 20/11/2024