

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Eli Radnor
4 Westleigh Drive
Prestwich
Manchester
M25 0EN

PART 1 - Particulars of Application

Application Number: 67806

Date of Registration: 17/11/2021

Proposal:

New boundary gate and fence to front elevation

Location:

4 Westleigh Drive, Prestwich, Manchester, M25 0EN

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, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/3 and SPD6 relating to alterations and extensions.
- 2 The proposal would reduce visibility at the back edge of the footway and at the junction of the property's driveway with Westleigh Drive to sub-standard levels, which would be detrimental to highway safety. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/2 - Townscape and Built Design, HT2 - Highway Network, HT6/2 - Pedestrian/Vehicular Conflict, and H2/2 - The Layout of New Residential Development.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in dark ink, appearing to read 'J. H. H.', is written over a dotted line.

2 of 2

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On behalf of the Council

Date of Decision: 31/01/2022