

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Zahir Sufi
32 Seymour Road
Bolton
BL1 8PG

On Behalf Of:
Mr Saleem Raza
195 Rochdale Road
Bury
BL9 7BB

PART 1 - Particulars of Application

Application Number: 72308

Date of Registration: 15/10/2025

Proposal:

Change of use of part ground floor and first floor to form 4 no. bedroom (single occupancy) House in Multiple Occupation (HMO) (Use Class C4); part two storey/part single storey rear extension and loft conversion with front and rear dormers

Location:

195 Rochdale Road, Pimhole, Bury, BL9 7BB

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 by virtue of the increased occupation to a 4 bed HMO would result in poor, inadequate and sub-standard living conditions for future occupiers by virtue of very limited natural light and restricted and poor outlook and ventilation for the communal living spaces. The proposed development would therefore be contrary to policies H2/4 - Conversions, Supplementary Planning Document 13 - Conversion of Buildings to Houses in Multiple occupation and the principles of the NPPF.

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:

NPPF National Planning Policy Framework
S1/5 S1/5 - Neighbourhood Centres and Local Shops
EN1/2 EN1/2 - Townscape and Built Design
H2/1 H2/1 - The Form of New Residential Development
H2/2 H2/2 - The Layout of New Residential Development
HT2/4 HT2/4 - Car Parking and New Development
EN7/2 EN7/2 - Noise Pollution
EC4/1 EC4/1 - Small Businesses
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
JP-S2 Carbon and Energy
JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development
H2/4 H2/4 - Conversions
SPD13 Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation

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 produced 18-Aug-2025
Existing and proposed site plan 100/200
Revised proposed floor plans 9100/0001 rev C
Revised proposed elevations 9200/0001 rev C

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 12/12/2025