

## NOTICE OF PRIOR APPROVAL DETERMINATION

### Paragraph A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

**To:**

Mr Jason Cartwright  
P4B Architecture Ltd  
15 Memorial Road  
Worsley  
Manchester  
M28 3AQ

**On Behalf Of:**

Mr Usman Rizvi  
10 Oxbow Way  
Whitefield  
Manchester  
M45 8SG

---

#### PART 1 - Particulars of Application

**Application Number:** 72002

**Date of Registration:** 03/06/2025

**Proposal:**

Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys - Proposed addition of one storey to create a three storey house (maximum height 9.8 metres)

**Location:**

10 Oxbow Way, Whitefield, Manchester, M45 8SG

---

#### PART 2 - Particulars of Decision

**Bury Metropolitan Borough Council**, as local planning authority, hereby **refuse the application under paragraph A.4 of the above legislation** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority for the following reason(s):

- 1 The proposed development fails to meet the requirements of condition AA.2 (3)(a) (ii) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the external appearance of the dwellinghouse including the design and architectural features of the property would result in a development which would be out of character with the adjacent properties and appear incongruous and discordant within the street scene and would therefore be seriously detrimental to the visual amenity of the area.

**Information that the developer provided to the local planning authority:**

#### Informatives

If you want to appeal, then you must do so within 12 weeks of the date of this notice, using a

form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000. Appeal forms and guidance can also be downloaded from the website: [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

2 of 2

.....  
On behalf of the Council

**Date of Decision:** 11/07/2025