

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Dr Kanadi Jagafa
Mason and Marlowe Ltd
Colony 5 Piccadilly Place
Manchester
M1 3BR

On Behalf Of:

Mr Aman Arora
46 Sergeants Lane
Whitefield
Manchester
M45 7TS

PART 1 - Particulars of Application

Application Number: 69302

Date of Registration: 06/06/2023

Proposal:

Single and two storey extension to front/side; addition of first and second floors to bungalow.

Location:

46 Sergeants Lane, Whitefield, Manchester, M45 7TS

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 constitute a prominent and incongruous element and design that would be seriously detrimental to the visual amenity of the streetscene by reason of its height, size and position within the plot. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/3 Extensions and Alterations, EN1/2 Townscape and Built Design and associated SPD6 Alterations and Extensions.
- 2 The application and submitted plans contain insufficient information with regard to access and parking to enable them to be properly assessed. As such the proposal is contrary to UDP Policy H2/3 Extensions and Alterations and associated guidance in SPD6.

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:

H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/2 EN1/2 - Townscape and Built Design

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:

Dwgs received 31/01/23 and 02/06/2023

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 28/07/2023