

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Jackson
Harry Jackson Surveyors Ltd
Unit 4a Farnworth Park Ind Est
Wellington Street
Farnworth
BL4 7BY

On Behalf Of:

M/s Begum
The Gatehouse
Woodhill Road
Bury
BL8 1BN

PART 1 - Particulars of Application

Application Number: 67701

Date of Registration: 25/10/2021

Proposal:

Two storey extension at front, side and rear with balcony at front/side: Increase in height of roof

Location:

The Gatehouse, Woodhill Road, Bury, BL8 1BN

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 89 Woodhill Road, by reason of its size and position of the proposed extension along the boundary. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan:
H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties
- 2 The application and submitted plans contain insufficient information in relation to the extent of proposed demolition. No demolition plans or statement have been provided to explain the methodology to maintain the existing fabric of the dwelling to allow for the application to be adequately assessed as a householder application.
- 3 The application and submitted plans contain insufficient information regarding the impact of the proposed development on bats, which are a protected species under the 1981 Wildlife & Countryside Act (as amended) and The Conservation of Habitats and Species Regulations 2010.
The proposal is therefore contrary to Policy EN6 – Conservation of the Natural Environment of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

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
EN6 EN6 - Conservation of the Natural Environment
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF National Planning Policy Framework

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:

01,001,02,002,03,04,05,06,07,08,09,10,11,12,13,14,15

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 17/01/2022