

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**  
Mr Mehmood  
I. Planning Services  
2A  
Cook Street  
Bury  
BL9 0RP

**On Behalf Of:**  
Mr Khalid  
2 Orchid Drive  
Bury  
Bury  
BL9 9EL

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### PART 1 - Particulars of Application

**Application Number:** 68729

**Date of Registration:** 25/08/2022

**Proposal:**  
Front porch; Two storey side extension;  
Single storey rear extension

**Location:**  
2 Orchid Drive, Bury, BL9 9EL

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### 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 character of the area by reason of its size and position and its close proximity to the adjacent highway. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan:  
H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties

### 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

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:**

Sheet 1, Sheet 2 and Sheet 3 (received on 28/07/2022)

**NOTES TO APPLICANT**

Not Applicable

Signed:

A handwritten signature in black 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:** 11/11/2022