

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Dave Trudgeon
Conway Architectural Design
6 Conway Close
Middleton
Manchester
M24 1EW

On Behalf Of:

Mr Chris Prest
73 A Simister Lane
Prestwich
Manchester
M25 2SU

PART 1 - Particulars of Application

Application Number: 69923

Date of Registration: 29/09/2023

Proposal:

First floor side extension; garage conversion to habitable space; raise roof ridge height, loft conversion with rear dormers; front porch; electric gate on front boundary and elevational changes to existing facade/windows

Location:

73A Simister Lane, Prestwich, Manchester, M25 2SU

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 its scale, location and design would lead to inappropriate development within the Green Belt that erodes the character of the property in question and the openness of the surrounding area. The proposed extensions would result in a disproportionate additions over and above the size of the original dwelling and subsequently harm the openness of the Green Belt and is therefore contrary to the following policies of the Bury Unitary Development Plan: OL1/2 - New Buildings in the Green Belt and associated Supplementary Planning Document 8: New Buildings and Associated Development in the Green Belt and the National Planning Policy Framework.
- 2 The design and scale of the proposed extensions is neither appropriate to, nor sympathetic with the existing structure, and would be detrimental to the visual amenity of the area. 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 Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development. 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
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
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:

Location Plan, 745-201A, 745-202, 745-203, 745-204, 745-205, 745-206, 745-208A, 745-209A, 745-210, 745-211, 745-212A, 745-213, 745-214

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 13/12/2023