

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Miss Nixie Edwards
HAD & Co
Unit 3 Salisbury House
St Stephen Street
Salford
M3 6AX

On Behalf Of:

Mr Will Kenworthy
6 Tor Avenue
Tottington
Bury
BL8 4HG

PART 1 - Particulars of Application

Application Number: 72286

Date of Registration: 09/09/2025

Proposal:

Increase wall height of front boundary wall to maximum 2.8m high and installation of new gates to driveway

Location:

6 Tor Avenue, Tottington, Bury, BL8 4HG

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 boundary wall, by reason of its height, would be seriously detrimental to the character and visual amenity of the existing streetscape. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan:
EN1/2 Townscape and Built Design.
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 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 - HAD3973-01a, 02, 03a and 04.

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 10/10/2025