

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Paul Domville
PHD Design
9 Mersey Road
Sale
Cheshire
M33 6HL

On Behalf Of:

Mr & Mrs Edward Shaerf
27 Ringley Chase
Whitefield
Manchester
M45 7UA

PART 1 - Particulars of Application

Application Number: 71537

Date of Registration: 20/01/2025

Proposal:

Demolition of existing conservatory and erection of two storey side extension; first floor front extension and single storey rear extension

Location:

27 Ringley Chase, Whitefield, Manchester, M45 7UA

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 position of the proposed first-floor extension, in relation to adjoining residential property(s), by reason of its height, size and position would result in a negative impact on residential amenity due to it's close overbearing position an unacceptable reduction in the level of sunlight enjoyed by the occupiers of that adjoining property. The development is therefore contrary to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Guidance Note 6 - Extensions and Alterations.

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.

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:

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

.....
On behalf of the Council

Date of Decision: 14/03/2025