

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Umayr Azam
Northedge Architecture
22 Fownhope Avenue
Sale
M33 4RD

On Behalf Of:

Mr Zameer
AAZ Estates
620a Manchester Road
Westhoughton
Bolton
BL5 3JD

PART 1 - Particulars of Application

Application Number: 69076

Date of Registration: 05/12/2022

Proposal:

Change of use from mixed use; public house and 8 self-contained flats to 13 bed (maximum 20 person) HMO (sui generis); demolition of existing conservatory; formation of parking space / cycle store, entrance / exit at rear and alterations to ground floor window at rear

Location:

6 Sandford Street, Radcliffe, Manchester, M26 2PT

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 car parking arrangements are sub-standard and are likely to lead to increased parking on street conflicts at the junction of the site access with Potter Street, to the detriment of the free flow of traffic and road safety. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies H2/4 - Conversions and HT6/2 - Pedestrian/Vehicular Access.
- 2 The proposed development, by virtue of the increased occupation would result in sub-standard and unacceptable levels of shared facilities, external amenity space and refuse provision for the existing and future occupiers of the property and as such would have a detrimental impact on residential amenity of the occupiers. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/1 - The Form of New residential development, H2/2 - The Layout of New Residential Development and H2/4 - Conversions.
- 3 The proposed development, by virtue of the increased occupation and the lack of dedicated off-road parking provision and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the serious detriment of the free flow of

traffic and road safety. The proposal is therefore unacceptable and would be contrary to the NPPF and UDP Policies HT2/4 Car Parking and New Development and H2/4 Conversions and supplementary guidance document SPD13 Conversion of Buildings to Houses in Multiple Occupation.

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:

NPPF National Planning Policy Framework
H2/1 H2/1 - The Form of New Residential Development
H2/2 H2/2 - The Layout of New Residential Development
H2/4 H2/4 - Conversions
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
SPD13 Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation

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:

Site location and Block Plan 20-60-20-000; Existing ground and first floor plan 22-66-00-001 R1; Existing second floor plan 22-60-00-002; Proposed ground and first floor plan 22-60-20-001 R4; Proposed second floor 22-60-20-002 R3; Existing elevations 22-60-00-003 R1; Proposed elevations 22-60-20-003 R1

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 27/01/2023