

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Ben Wittler
JCD Architecture & Planning
Suite 2
Park Gates
Prestwich
M25 0JW

On Behalf Of:

Mr Refoel Weissbraun
50 Craigwell Road
Prestwich
Manchester
M25 0FE

PART 1 - Particulars of Application

Application Number: 71734

Date of Registration: 28/03/2025

Proposal:

Erection of a garden fence.

Location:

50 Craigwell Road, Prestwich, Manchester,
M25 0FE

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 fence would, by reason of its height, size, position and appearance, be a very prominent and intrusive feature within the streetscape and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with Unitary Development Plan Policy H2/3 and associated guidance in SPD6 relating to extensions and alterations.
- 2 The proposed fence restricts visibility to substandard levels at the junction of Craigwell Road with Edenfield Road and at the back edge of the footway at the junction of the driveway serving the property with Edenfield Road, which is likely to lead to conflicts between vehicles on the highway and vehicles and pedestrians on the footway, to the detriment of highway safety. The proposal therefore conflicts with Unitary Development Plan Policy H2/3 and associated guidance in SPD6 relating to extensions and alterations in relation to highway safety.

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:

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 23/05/2025