

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Grainger
Blu Room Architecture
5 Uplands Road
Darlington
DL3 7SZ

On Behalf Of:

Noreen Kershaw
55 Milton Road
Prestwich
Manchester
M25 1PT

PART 1 - Particulars of Application

Application Number: 67672

Date of Registration: 11/11/2021

Proposal:

Replacement of garage with new single storey garage building

Location:

55 Milton Road, Prestwich, Manchester, M25 1PT

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 would, by reason of its height, size and position, be a prominent and intrusive feature in the streetscene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 2 The submitted plans appear to be contradictory and contain insufficient information with regard to:
 - Access and visibility issues with regard to the adopted highway and adjacent parking area.
 - Proposed driveway materials/surface water drainage arrangements for the retained driveway to ensure that surface water will not be discharged onto the adjacent adopted highway.As a result the application cannot be properly assessed and therefore the proposed development therefore conflicts UDP Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 3 The proposal results in the reduction of parking provision for the existing dwelling, which is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. The proposed development therefore conflicts with the following policy of the Bury Unitary

Development Plan: Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 4 The proposal would result in the restriction of visibility at the back edge of the footway and at the junction with Milton Road from the retained driveway to sub-standard levels and it does not incorporate adequate space to maintain a vehicle clear of the adopted highway, which would be seriously detrimental to pedestrian and road safety. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in 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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations
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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 01/02/2022