

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Z Thorp
Thorp Design Services Ltd
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Mr Andrew Platt
20 Cliff Road
Bury
BL9 9SP

PART 1 - Particulars of Application

Application Number: 71855

Date of Registration: 29/04/2025

Proposal:

Demolition of existing garage & erection of
new garage

Location:

20 Cliff Road, Bury, BL9 9SP

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 retention of the garage in this location would be detrimental to the visual amenities of the streetscape along this side of Cliff Road. 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 proposed access arrangements indicated on the submitted plans are sub-standard, which would lead to conflicts between vehicles reversing from the garage and pedestrians on the shared access that serves other properties on Cliff Road, to the detriment of road and pedestrian safety. The proposal is therefore unacceptable and contrary to UDP Policy H2/3 and associated guidance in SPD6 relating to Extensions and Alterations.
- 3 The application and submitted plans contain insufficient information to ensure that the applicant can secure the new vehicular access to the site from Cliff Road as indicated on the submitted plans. The proposal is therefore unacceptable and contrary to UDP Policy H2/3 and associated guidance in SPD6 relating to 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:

TDS-24-196-01, 02 and 03 (existing/proposed)

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

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On behalf of the Council

Date of Decision: 23/06/2025