

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr David Huxley
Platinum Architecture
6 Derwent Avenue
Timperley
Manchester
WA15 7JB

On Behalf Of:

Mr M Akram
54 Albert Avenue
Prestwich
Manchester
M25 0LX

PART 1 - Particulars of Application

Application Number: 69697

Date of Registration: 28/06/2023

Proposal:

Conversion of dwelling into 2 no. flats, Front Porch; Dormer extension; Single/two storey rear extension with juliet balcony and New basement

Location:

54 Albert Avenue, Prestwich, Manchester, M25 0LX

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 design of the proposed rear extensions and car parking area is neither appropriate to, nor sympathetic with the existing structure, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/1- The Form of New Residential Development, H2/2 - The Layout of New Residential Development, H2/4 - Conversions, EN1/2 - Townscape and Built Design and the National Planning Policy Framework.
- 2 The application and submitted plans contain insufficient information to enable them to be properly assessed to ensure that the site can accommodate the development proposed whilst satisfying reasonable requirements for private amenity space for proposed dwellings. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, H2/4 - Conversions and National Planning Policy Framework
- 3 The proposed development would be detrimental to the amenities of the attached property at No.56 Albert Avenue by reason of its height, size and position. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/2 - Townscape and Built Design, H2/1 - The Form of New Residential Development, H1/2 - Further Housing Development, H2/4 -

Conversions and Supplementary Planning Document 6: Alterations and Extensions to Residential Properties

- 4 The proposed access and parking arrangements indicated on the submitted plans are sub-standard, would not enable a vehicle to be maintained clear of the adopted highway and would set a precedent for similar development in the street, which would be detrimental to highway safety and maintaining the free flow of traffic on the adjacent highways. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: UDP Policy EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, H2/4 - Conversions, HT6/2 - Pedestrian/Vehicular Conflict and Supplementary Planning Document 11 - Parking Standards in Bury.
- 5 The application and submitted plans contain insufficient information to ensure that bin storage arrangements for the development will be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/2 - Townscape and Built Design and UDP Policy H2/2 - The Layout of New Residential Development.

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:

H1/2	H1/2 - Further Housing Development
H2/2	H2/2 - The Layout of New Residential Development
H2/1	H2/1 - The Form of New Residential Development
H2/4	H2/4 - Conversions
HT2/4	HT2/4 - Car Parking and New Development
EN1/2	EN1/2 - Townscape and Built Design
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
EN6	EN6 - Conservation of the Natural Environment
EN5/1	EN5/1 - New Development and Flood Risk
EN7/3	EN7/3 - Water Pollution
EN7/5	EN7/5 - Waste Water Management
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
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:

A handwritten signature in dark ink, appearing to read 'J. H. H.', is written over a dotted line.

3 of 3

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On behalf of the Council

Date of Decision: 22/08/2023