

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Andrew Brodie
AGB CAD Services Ltd
Royal Mills
2 Cotton Street
Manchester
M4 5BD

On Behalf Of:

Rachel Hakin
11 Daisy Street
Bury
BL8 2QG

PART 1 - Particulars of Application

Application Number: 68603

Date of Registration: 27/06/2022

Proposal:

Front dormer to existing loft conversion

Location:

11 Daisy Street, Bury, BL8 2QG

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 front dormer extension would, by reason of its size, position and design, 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 policies of the Bury Unitary Development Plan: EN1/1 - Visual Amenity, EN1/2 - Townscape and Built Design, and UDP Policy H2/3 and associated guidance in SPD6.
- 2 The design of the proposed front dormer extension 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: EN1/1 - Visual Amenity, EN1/2 - Townscape and Built Design, and UDP Policy H2/3 and associated guidance in SPD6.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF National Planning Policy Framework
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design

HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Drawing 2219-003 as submitted on 29/06/2022.

Drawing 2219-004 as submitted on 29/06/2022.

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 26/08/2022