

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr Tony Lang  
RT Design  
25 Seymour Drive  
Bradshaw  
Bolton  
BL2 3HB

**On Behalf Of:**

Mr Garry Fogg  
Moorbottom Fold Moorbottom Road  
Ramsbottom  
Bury  
BL8 4NP

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### PART 1 - Particulars of Application

**Application Number:** 70240

**Date of Registration:** 17/11/2023

**Proposal:**

Change of use of part of field to extend residential curtilage/garden and erection of detached double garage

**Location:**

Moorbottom Fold, Moorbottom Road, Ramsbottom, Bury, BL8 4NP

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### 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 be seriously detrimental to the openness and character of the Green Belt/West Pennine Moors/ Special Landscape Area by reason of its size and siting outside the domestic curtilage of the existing dwelling. The proposed development therefore conflicts with the National Planning Policy Framework section 13 and the following policies of the Bury Unitary Development Plan:  
OL1/2 - New Buildings in the Green Belt  
OL1/5 - Mineral Extraction and Other Development in the Green Belt  
OL7/2 - West Pennine Moors  
EN1/1 - Visual Amenity

### 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:**

|       |                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------|
| NPPF  | National Planning Policy Framework                                                                      |
| OL1/2 | OL1/2 - New Buildings in the Green Belt                                                                 |
| OL1/5 | OL1/5 - Mineral Extraction and Other Development in the Green Belt                                      |
| H2/3  | H2/3 - Extensions and Alterations                                                                       |
| SPD6  | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.               |
| SPD8  | Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt |
| OL7/2 | OL7/2 - West Pennine Moors                                                                              |
| EN9/1 | EN9/1 - Special Landscape Areas                                                                         |
| RT3/4 | RT3/4 - Recreational Routes                                                                             |
| EN1/1 | EN1/1 - Visual Amenity                                                                                  |

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:**

Location/Block Plan and drawings BTF/PL/23/001 and 002

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 24/01/2024