

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

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On Behalf Of:

Mr C Pepper
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PART 1 - Particulars of Application

Application Number: 73058

Date of Registration: 07/05/2026

Proposal:

Change of use from veterinary practice (Class E) to 2 no. self contained commercial units ground floor (Class E) and 1 no. 1 bedroom and 1 no. 2 bedroom apartments first floor (Class C3); External alterations to recover roof, installation of 7 no. rooflights to front elevation, rear dormer, render & cladding

Location:

19 Central Street, Ramsbottom, Bury, BL0 9AF

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 external alterations to the property, would by virtue of their scale, design and materials introduce discordant features into the Ramsbottom Conservation Area where it is the intention of the Local Planning Authority to secure a high standard of development in relation to alterations by requiring the use of sympathetic and compatible building forms and materials. The proposed external alterations would neither preserve nor enhance the conservation area within which the site is located and would have an unacceptable impact on a Non-Designated Heritage Asset, that would lead to a development that is neither sympathetic to nor compatible with the historic significance of the building. The proposal therefore conflicts with the following policies of the Unitary Development Plan EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, EN1/2 - Townscape and Built Design, H2/2 The Layout of New Residential Development, H2/1 - The Form of New Residential Development, Places for Everyone Joint Development Framework Policies JP-P1 - Sustainable Places and JP-P2 - Heritage, Ramsbottom Conservation Area Appraisal and Management Plan and the National Planning Policy Framework.

- 2 The application and submitted plans fail to adequately assess the impacts of the proposal on the significance of the identified Non-Designated Heritage Asset through the submitted Heritage Statement. The applicant has failed to submit full details of the existing and proposed site layouts, windows, site sections, and existing retaining wall. The proposal also includes inaccurate existing and proposed elevations. It is considered that the applicant has failed to demonstrate that the development as a whole would preserve or enhance the character or appearance of the Conservation Area or the identified Non-Designated Heritage Asset. The proposal therefore conflicts with the following policies of the Unitary Development Plan EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, EN1/2 - Townscape and Built Design, H2/2 The Layout of New Residential Development, H2/1 - The Form of New Residential Development, Places for Everyone Joint Development Framework Policies JP-P1 - Sustainable Places and JP-P2 - Heritage, Ramsbottom Conservation Area Appraisal and Management Plan and the National Planning Policy Framework.
- 3 The applicant has failed to demonstrate that the proposed development for 2no dwellings on the site of circa 0.0375 hectares would make optimal use of the potential of the site in relation to identified site specific constraints. Therefore, the proposed development would not make efficient use of land conflicting with Policy JP-H4 - Density of New Housing of the Places for Everyone Joint Development Plan.
- 4 The development would be seriously detrimental to the residential amenities of future occupants due to the failure to demonstrate compliance with Nationally Described Space Standards (NDSS) through the provision of adequate Gross Internal Area, bedroom area and in built storage. The proposal would therefore fail to comply with the following policies of the Unitary Development Plan EN1/2 - Townscape and Built Design, H2/2 The Layout of New Residential Development, H2/1 - The Form of New Residential Development, Places for Everyone Joint Development Framework Policies JP-P1 - Sustainable Places , JP-H3 - Type, Size and Design of New Housing and the National Planning Policy Framework.
- 5 The proposed development would be seriously detrimental to the residential amenities of future occupiers by reason of the lack of outdoor amenity space and failure to demonstrate that adequate separation distances can be provided between the proposed habitable room dormer windows and existing rear retaining wall. The proposed development therefore conflicts with Unitary Development Plan Policy H1/2 - Further Housing Development, H2/4 - Conversions and Supplementary Planning Document 6: Alterations and Alterations and Extensions to Residential Properties.
- 6 The application and submitted plans contain insufficient, topographical survey based information in order for the following to be properly assessed:
 1. Provision of safe pedestrian access to the ground floor entrances/exits from Central Street.
 2. Provision of in curtilage servicing, parking and cycle storage arrangements that comply with Supplementary Planning Document 11: Parking Standards in Bury, located clear of the adopted highway.
 3. Bin storage and waste collection arrangements for the mixture of proposed uses on site.

The proposed development therefore conflicts with Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 The Layout of New Residential Development, HT2/4 - Car Parking and New Development, Places for Everyone Joint Development Framework Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-P1 - Sustainable Places and the National Planning Policy Framework

and Supplementary Planning Document 11: Parking Standards in Bury.

- 7 The applicant has failed to demonstrate that the proposed development would not be seriously detrimental to the residential amenities of future occupiers, by reason of the noise, disturbance and general activity associated with the existing neighbouring uses without the need for mitigations to the building that may require planning permission. 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, EN7/2 - Noise Pollution, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control, EN1/2 - Townscape and Built Design, H3/1 Assessing Non-Conforming Uses, H3/2 Existing Incompatible Uses and Places for Everyone Joint Development Framework Policies JP-P1 - Sustainable Places, JP-P2 - Heritage.

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:

EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
S1/2	S1/2 - Shopping in Other Town Centres
EN6/3	EN6/3 - Features of Ecological Value
EN7/3	EN7/3 - Water Pollution
EN7/5	EN7/5 - Waste Water Management
EN7/2	EN7/2 - Noise Pollution
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
H3/1	H3/1 - Assessing Non-Conforming Uses
H3/2	H3/2 - Existing Incompatible Uses
HT2/4	HT2/4 - Car Parking and New Development
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C3	Our Public Transport
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places
JP-P2	Heritage

JP-P6 Health
JP-G7 Trees and Woodland
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
NPPF National Planning Policy Framework
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

Drawings: 001 A, 002 C, 003 XX, 004 XX, 011 XX, 010 XX.

Documents: Application Form, Ref - 046BUR-Places For Everyone Statement, Ref - 046BUR-D&A (A) - Design and Access Statement, Ref - 046BUR-Heritage Statement

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 25/06/2026