

NOTICE OF PLANNING DECISION

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

To:

Miss Stacey Houghton
Ideal Architects Limited
Apartment 12
Thorncliffe
48 Vine Street
Salford
M7 3PG

On Behalf Of:

Mr Anthony Brimelow
10 Nursery Road
Prestwich
Manchester
M25 3EN

PART 1 - Particulars of Application

Application Number: 68666

Date of Registration: 13/07/2022

Proposal:

Hip to gable roof extension at the side with loft conversion and rear dormer along with new pitched roof to existing front bay window and alterations to first floor windows at the front.

Location:

10 Nursery Road, Prestwich, Manchester, M25 3EN

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 Proposal A hereof in accordance with the application and plans submitted subject to the following conditions and permission has been **REFUSED** for the carrying out of the development referred to in Part 1 Proposal B hereof for the following reason:-

Proposal A - Reason(s) for refusal.

- 1 In respect of Proposal A the proposed development would, by reason of its size and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. 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 In respect of Proposal A the proposed dormer with the large flat roof design to therear of the building is neither appropriate to, nor sympathetic with the existing structure, and would be considered seriously detrimental to the visual amenity of the

area. 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.

Proposal B - Conditions

- 1 In respect of Proposal B The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 In respect of Proposal B this decision relates to drawings numbered (DR) A204, (DR) A100, (DR) A200, (DR) A101 and (DR) A201 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
H2/3	H2/3 - Extensions and Alterations
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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 black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 07/09/2022