

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Simon Plowman
Plan:8 Town Planning Ltd
Europa Business Park
Stockport
SK3 0XA

On Behalf Of:

Mr Charles Ridley
Beech House Developments Ltd
2 Longsight Road
Holcombe Brook
Ramsbottom
Bury
BL0 9TD

PART 1 - Particulars of Application

Application Number: 69725

Date of Registration: 14/06/2023

Proposal:

Erection of one detached house to be
accessed from Higher Lane

Location:

Land adjacent to 73 Higher Lane, Whitefield,
Manchester, M45 7EZ

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 amended house type would, by reason of the proposed change in size and design, be a more prominent and overly dominant feature within the site and particularly in relation to the neighbouring property at the rear. The proposal would therefore, be seriously detrimental to the visual and residential amenity. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan. EN1/2 Visual amenity and Streetscape, H2/1 The Form of New Residential Development and guidance with SPD16 - Design and Layout of New Development in Bury.

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
EN1/2 EN1/2 - Townscape and Built Design
EN7 EN7 - Pollution Control
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
EN2/3 EN2/3 - Listed Buildings
EN1/1 EN1/1 - Visual Amenity
EN6/3 EN6/3 - Features of Ecological Value
EN8 EN8 - Woodland and Trees
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD16 Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
HT2/4 HT2/4 - Car Parking and New Development
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict

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:

Dwgs 3433.01/E, 16/G, 20/J, 21/D, 23/E and No.Arbtech TPP/01

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 03/08/2023