

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Ashley Taylor
424 Bury New Road
Prestwich
Manchester
M25 2GG

PART 1 - Particulars of Application

Application Number: 68290

Date of Registration: 04/04/2022

Proposal:

Kitchen extractor to the rear

Location:

424 Bury New Road, Prestwich, Manchester,
M25 1BD

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 retention of the flue in its present form would be seriously detrimental to the residential amenities of nearby occupiers, by reason of the noise, smells and disturbance. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: S2/6 Food and Drink and EN7/2 Noise Pollution.
- 2 The retention of the flue in its present form would comprise a visually incongruous feature that would 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: S2/6 Food and Drink and EN1/2 Townscape and Built Design.

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
EN7/2 EN7/2 - Noise Pollution
S2/6 S2/6 - Food and Drink
S2/3 S2/3 - Secondary Shopping Areas and Frontages
Area Area PR1 - The Longfield Centre/Bury New Road
PR1
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:

Drawings and information received 04/04/2022.

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: 01/09/2022