

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr S Rothwell
564 Bolton Road
Bury
BL8 2DU

On Behalf Of:

Mr K Butt
64 Millett Street
Bury
BL9 0JB

PART 1 - Particulars of Application**Application Number:** 69965**Date of Registration:** 24/08/2023**Proposal:**

Single storey extension at rear

Location:

34 Irwell Street, Bury, BL9 0HE

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 detrimental to the amenities of the adjacent property (No.32 Irwell Street) by reason of its height, size and position along the shared side boundary. 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.
- 1 The proposed development would be detrimental to the amenities of the adjacent property (No.32 Irwell Street) by reason of its height, size and position along the shared side boundary. 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 The proposed development would, by reason of its finishing and appearance be an incongruous 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 policies of the Bury Unitary Development Plan: EN1/2 Townscape and Built Design, H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties
- 2 The proposed development would, by reason of its finishing and appearance be an incongruous 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 policies of the Bury Unitary Development Plan: EN1/2 Townscape

and Built Design, H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties

- 3 The application and submitted plans contain insufficient and contradictory information with regard to the size and design of the extension. The proposal is therefore contrary to UDP Policy H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
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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.

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

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The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

- | | |
|-------|---|
| H2/3 | H2/3 - Extensions and Alterations |
| SPD6 | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. |
| EN1/2 | EN1/2 - Townscape and Built Design |

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:

Site plan and Sheets 1 and 2,

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", written in a cursive style.

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On behalf of the Council

Date of Decision: 11/10/2023