

TITLE	: RECENT PLANNING APPEALS		
TO / ON	: Planning Control Committee	7 October 2003	
FROM	: Borough Planning & Economic Development Officer		
STATUS	: FOR PUBLICATION		

1.0 TYPE OF DECISION

1.1 What type of decision is to be taken:-

EXECUTIVE DECISION		COUNCIL DECISION	
Key		Non Key	Yes

1.2 If a key decision, has it been included in the Forward Plan

Inclusion in Forward Plan	(Yes or No)	Date of Plan	

2.0 SUMMARY

The report summarises the outcome of some recent appeals, and lists appeals still awaiting a result.
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3.0 OPTIONS AND RECOMMENDED OPTIONS (with reasons)

The Committee is recommended to note the appeal decisions described below.
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4.0 THIS REPORT HAS THE FOLLOWING IMPLICATIONS

Corporate Aims

Improving transport and the environment

Policy Framework

Unitary Development Plan.

**Statement by
Monitoring Officer**

**Statement by
Director of Finance
&
E-Government**

**Human Resource
IT/Land and
Property
Implications**

N/A

**Wards/Area Boards
affected**

All

**Scrutiny Panel's
Interest**

N/A

Consultations

None required.

Call-in

Briefings

Executive Members/ Chair		Chief Executive	
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5.0 APPEAL DECISIONS

5.1 72 Downham Crescent, Prestwich (40219/03)

Appeal dismissed: Two storey rear extension

The proposal involved a semi-detached house, separated from its neighbour by a gap of 2.7m. The neighbouring property had a secondary living room window facing the gap. The Inspector felt that there would be an undue loss of light and sun and increase the sense of enclosure.

5.2 92 Sixth Avenue, Bury (40639/03)

Appeal dismissed: Two storey and single storey rear extension

The proposal involved a semi-detached house. The Inspector had no objection to the ground floor part of the scheme. However, he felt that the first floor would unduly reduce light to the neighbour's bedroom. Also, it would be an over prominent feature.

5.3 16 Meadfoot Avenue, Prestwich (40064/03)

Appeal dismissed: Raising a gable and adding a rear dormer

The Inspector felt the new gable would unbalance the appearance of the building but not so badly as to warrant a refusal. However, the full width dormer would be too prominent and clash with the style of roofs in the area.

5.4 Nailors Green Hotel, Brandlesholme Road, Greenmount (40094/03)

Appeal allowed: 26 Apartments

The development was part two storey, part three storey and had a higher density than the adjoining areas. The Inspector felt that the diversity was compatible with PPG, and the design was not obtrusive. He also felt that the three storey element would be mitigated by the open character of the land to the south-west.

The Inspector also said that screen planting would limit the amount of overlooking and loss of privacy for the neighbours. He also dismissed objections about car parking and traffic generation.

5.5 Land at Tanners Street, Ramsbottom (40520/03)

Appeal dismissed: 8 Apartments

The design is poor and out of character with this attractive neighbourhood. The building would be too bulky and unduly prominent. The access arrangement would be a hazard to road users and pedestrians. There would be inadequate private amenity space.

6.0 CURRENT APPEALS IN THE PIPELINE

Address	Description
Land off Hollins Lane, Howards Hill, Bury	Residential development: 19 dwellings
Chapel Street, Tottington	Restoration of former National School; demolition of Victoria Hall; erection of new community facilities (Revised Scheme)
Chapel Street, Tottington	Listed Building Consent - restoration of former National School; demolition of Victorian Hall; erection of new community facilities (Revised Scheme)
44 Bell Lane, Bury	Change of use from Public House to private members' health salon.
Bolton Road, Hawkshaw	Change of use of private swimming pool to swimming school with extension to provide changing facilities (resubmission)
12 Colville Drive, Bury	Change of use from Butchers shop to hot food take-away
125 Turton Road, Tottington	Provision of vehicular access and construction of hard-standing to provide car parking
Land adjacent 30 Woodward Road, Prestwich	Change of use from open space to form garden extension together with erection of fence.
29 Cromer Road, Bury	Two storey extension to front
931 Walmersley Road, Bury	Two storey extension at side (Revised Details)
Bridge Trading Estate, Bolton Road, Bury	1No. 48 sheet ultravision display unit
533 Manchester Road, Bury	1 x double sided internally illuminated free standing advertising display unit.
12 Hereford Drive, Prestwich	Two storey extension to side and rear
54 Burghley Drive, Radcliffe	Conservatory at rear
Total Service Station, 609-621 Rochdale Old Road, Bury	1 x internally illuminated free standing advertising display panel.

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