

DELEGATED REPORT

Report by Amanda

Date of report: 26/06/2025

Ref:71852/FUL

Uhunmwagho

Registration: 28/04/2025

LDfC: 05/06/2025

Expiry Date: 23/06/2025

Site Visit: 20/06/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear extension; loft conversion with rear dormer and raise roof ridge height

Location: 255 Whittingham Drive, Ramsbottom, Bury, BL0 9NY

Description

The application relates to a two storey detached house. There is a small front garden with some planting to the front boundary and a driveway for two vehicles. Access to the rear garden is via a path to the side of the house. At the rear there is a conservatory with small patio area to the side, and decking a lawn to the rear. There are fences to all boundaries with trees and planting to the north and west boundaries.

The proposal is to convert the loft and raise the ridge height of the existing dwelling as well as adding a dormer to the rear. There would also be a single storey rear extension. The single storey extension would project 4m from the original rear elevation on the east side and around 4.74m on the west. It would measure 8.45m wide with a flat roof and would have two raised roof lanterns.

The existing ridge of the property would be raised by around 509mm and the loft would be converted to create a new bedroom, en-suite and dressing room. A flat roof dormer would be added to the rear.

Relevant Planning History

65245 - First floor extension at side - Approve with Conditions 06/04/2020

Publicity

6 neighbours notified on 13/05/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

United Utilities (Water and waste) - No comments received.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

PFE Places for Everyone

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the

adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

Visual Amenity -

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The proposed single storey extension and dormer would both be located on the rear of the property and as such would not be readily visible in the public realm. They would be visible from the rear gardens of neighbouring properties but as they would be built with materials

and a design that would be considered to be in keeping with the existing building they would not have any significant detrimental effect on visual amenity in the area.

The ridge of the existing dwelling is currently slightly lower than no.253 Whittingham Drive to the west, which sits forward of the application property, and no.8 Smithills Hall Close to the east is around the same height. This property is staggered back from the application dwelling.

The proposal includes raising the ridge by around 509mm. This would result in the application dwelling becoming a similar height to no.253 to the west and slightly higher than no.8 Smithills Hall Close to the east. There are many different style of properties in the immediate vicinity with a range of different roof heights and orientations to the highway in front. It is considered that the proposed increased ridge height to this dwelling would not have any significant detrimental impact on the character of the existing streetscene.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- For the most part the distance from the rear of the single storey extension to the rear boundary would be acceptable in terms of SPD 6. It would be slightly sub-standard on the west side but the existing boundary fence and planting along the boundary would screen most of the views to and from the extension. As such there would be no privacy concerns in terms of the impact on 6 Smithills Hall Close to the rear.
- There would be no windows to either side elevation of the extension.
- The extension would be built flush to the existing side elevations of the dwelling so the gaps between the application property and adjacent neighbours would remain as it is now.
- It appears that the dormer would be built on the original roof space and it would be set back from the rear wall and down from the ridge. It would be around 11m from the rear boundary which would be acceptable in terms of SPD 6.
- It is also noted that the applicant could erect a rear dormer in a similar position as permitted development.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the drive at the front of the site. There are also no parking restrictions to the highway in front and there is public transport close by. Therefore, in this instance the parking arrangements would be considered acceptable.

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.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 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 This decision relates to drawings numbered 000 Rev A, 001 Rev A, 002 Rev A, 003 Rev A, 004 Rev A and 005 Rev A 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
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- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 26/06/2025			