

DELEGATED REPORT

Report by Tom Beirne	Date of report: 05/04/2023	Ref: 69363/FUL
Registration: 20/02/2023	LDFC: 17/03/2023	Expiry Date: 17/04/2023
Site Visit: 04/04/2023	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single/Two Storey Side Extension With Balcony

Location: 319A Turton Road, Tottington, Bury, BL8 3QF

Description

The application relates to a semi-detached stone built house on the south side of Turton Road. There is a small single storey outrigger on the side. The site is within the Green Belt, West Pennine Moors and is a Special Landscape area.

The proposal is to demolish the existing outrigger to the side and build a larger part single/two storey stone built outrigger 8m by 3m with a balcony to the front, above the single storey element. The two storey element would have a pitched roof at a slightly lower level than the main ridge.

Relevant Planning History

61847 - Conversion from one dwelling into two dwellings; Single storey side extension and rear dormer extension - Approve with Conditions 03/11/2017

62169 - Erection of dwelling - Withdrawn - Invalid 17/11/2017

67284 - Single storey side extension with balcony above - Approved 30/09/2021

Publicity

Immediate neighbours notified by letter dated 23/02/2023. No objection received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Unitary Development Plan and Policies

EN9/1 Special Landscape Areas

OL1 Green Belt

OL7/2 West Pennine Moors

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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) and 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 Policy 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.

Visual amenity and Green Belt - The proposed side extension is modest in scale and set back from the front elevation, on the side of the house. In design terms it would be in keeping with the existing house and would not appear particularly incongruous within the streetscape. Given the modest scale at approximately 15% volume increase, the impact on the Green Belt would not be significant. The stone finish to match the house would be acceptable. Complies with UDP Policies EN1/1, EN9/1, OL7/2. H2/3 and OL1/2 relating to visual amenity.

Residential amenity - The extension would not impact on the nearest neighbour at 319 Turton Road. There are no residential properties on the side closest to the extension so there are no overlooking issues. The proposal complies with UDP Policy H2/3 and guidance in relation to residential amenity.

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

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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 JCBD-21-224A-1/00, 2/01 and 5/00 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 Unitary Development Plan listed.
- 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 EN1/1 - Visual Amenity of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	04/04/2023	DM	12/04/23