

DELEGATED REPORT

Report by Jane Langan	Date of report: 01/06/2023	Ref: 69574/FUL
Registration: 04/05/2023	LDfC: 31/05/2023	Expiry Date: 29/06/2023
Site Visit: 16/05/2023	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: Two storey side extension; Single storey front extension; Erection of outbuilding on raised decking to the side/rear with new fencing and steps into rear garden

Location: 84 Longsight Road, Ramsbottom, Bury, BL0 9SZ

Description

The property is a two storey semi detached house that has been extended two storey at the side and rear. There is a garden and a drive to the front and detached garage at the side. To the rear is a fenced garden and the rear boundary borders the side elevation of 7 Springfield Road which is blank wall and then extended at the rear with a conservatory which is screened by the site fencing. The adjoining neighbour is No.82 and to the opposite side is an electricity sub station. To the side of the sub station there is a path through to Springfield Road and across this the next property is 86 Longsight Road, a detached bungalow.

The application includes a two storey extension to infill the front south east corner of the property. The ground floor would project out 0.62m deeper at the front. The extension would form a wc and utility with an extended bedroom at first floor. The garage would be removed and an area of raised decking created. It would be set back 3.7m from the extended front elevation and run across to the side boundary with a 2.2m high timber fence screening. The deck would then extend up to the existing rear elevation. It would be 0.76 - 1.07m high with 1.1m balustrades. On the decked area would be an outbuilding forming a garden room. It would have a footprint of 3m by 3m and be flat roofed to a height of 2.7m.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

Electricity North West Ltd - Advisory regarding adjacent operational land/electricity distribution assets. Documents recommended - Avoiding danger from underground services; Avoidance of danger from overhead power lines; Overhead line clearances. The email and documents are included as an informative and have been forwarded to the agent who has confirmed they have been passed on to the applicant.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

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 design - The proposed extension would have a hipped roof extending from the existing roof and set below the main ridge. The single storey that projects deeper at the front would have a hipped roof which would run across the front door as a canopy. Materials would be brick and render to match the existing and roof tiles to match the existing colour.

The outbuilding would be flat roofed with the walls in vertical timber boarding. This and the decked area would be screened from the main street view by the addition of the 2.2m high timber fence.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The drive as existing is 2 car wide and 9m in length. The proposal would see the length reduced to 8.2m which would still be sufficient.

Residential amenity - The proposed extension and raised decking with outbuilding would be located to the side of the site property which is adjacent the electricity substation. To the rear 7 Springfield Road has its two storey blank wall along the boundary and fencing screens the garden. The proposed decking would not be raised to any significant level at 1m and would be approximately 14.5m away from the rear boundary.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 ZT23-196-00, ZT23-196-01, ZT23-196-02, ZT23-196-03, ZT23-196-04, ZT23-196-05, ZT23-196-08 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	01/06/23	DM 01/06/23	