

DELEGATED REPORT

Report by Amanda

Date of report: 25/01/2024

Ref:70293/FUL

Uhunmwagho

Registration: 05/12/2023

LDfC: 03/01/2024

Expiry Date: 30/01/2024

Site Visit: 18/01/2024

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: Two storey side extension; Formation of new vehicular access

Location: 522 Holcombe Road, Ramsbottom, Bury, BL8 4EJ

Description

The application relates to a two storey detached house finished in brick and stone. There is a good size front garden with a stone wall along the front boundary, with both vehicular and pedestrian access points. There is a fence and planting along the southern boundary and to the north there is a short stone wall and planting.

The proposal is to build a two storey side extension as well as creating a new vehicular access to the front. The extension would be to the north side of the existing dwelling. It would be set back around 350mm from the main front elevation and it would measure 2.5m wide. It would be built directly to the front of an existing side extension. The roof would be built in line with the existing roof and there would be two rooflights installed to provide light to a new en-suite bathroom in the roof space. At ground floor level the existing utility room would be extended forward with an external store to the front. The outer walls and roof would be finished with materials to match the existing dwelling.

At the front a new vehicular access point would be created where the existing pedestrian access is. It would measure 3m wide and the pavement crossing in front would be dropped for access.

Relevant Planning History

N/A

Publicity

11 neighbours notified on 05/12/2023 - No comments or objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No objections. Conditions and informative suggested.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations

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, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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.

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 extension would be built with a design and materials that would be considered to be in keeping with the existing building and it would not project forward from the existing front elevation. As such the design of the proposal is considered acceptable in

this location.

The proposed new vehicular access would be created by removing part of the existing wall and using the existing pillars. This would be considered to be in keeping with the existing boundary treatment and as such would not cause any significant detrimental harm in the streetscape.

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.

Residential Amenity -

- Properties to the front of the site would be more than a sufficient distance from the proposed extension not to have any significant detrimental effect on residential amenity.
- As the extension would be built on the north side of the dwelling it would not have any detrimental impact on residential amenity at no.520 Holcombe Road to the south.
- The extension would be built to the same design and height as the existing extension on the north of the property. As the site has a slightly lower ground level to that at no.526 next door any views from the new utility room window would be towards the boundary fence only.
- The side elevation would be around 2.2m away from the shared boundary with no.526, which is the same as the existing side extension.
- The proposed rooflights would be installed at such a height where users of the room would not have direct views over the adjacent land or property.
- The only windows to the south side elevation of no.526 are obscure glazed windows which appear to be to a garage. As such it is considered that the proposed extension would not have any significant detrimental impact on residential amenity at no.526 next door.
- The new vehicular access would be positioned to the south side of the front boundary adjacent to the drive access at no.520 Holcombe Road. This would be a similar arrangement to other access points in the immediate vicinity and as such it would not cause any significant detrimental harm in terms of residential amenity.

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 for several vehicles to the front garden and drive.

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.

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Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings numbered 1 and 2 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.
- 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.
- 4 The amended access arrangements indicated on the approved plans, incorporating the provision of an additional footway crossing, all associated highway remedial works required following removal of part of the boundary wall, demarcation of the limits of the adopted highway and enlarged hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be implemented to the satisfaction of the Local Planning Authority before the new parking facilities hereby approved are brought into use
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 25/01/2024			