

DELEGATED REPORT

Report by Jane Langan	Date of report: 28/04/2022	Ref: 68162/FUL
Registration: 02/03/2022	LDfC: 12/04/2022	Expiry Date: 27/04/2022
Site Visit: 05/04/2022	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 extension at side/rear with rear dormer.

Location: 2 Mayfield Road, Ramsbottom, Bury, BL0 9TB

Description

The property is a semi detached house located on a corner plot. The main roof is hipped and the front the elevation has a gable design with render and timber cladding to its first floor. There is garden and a drive to the front/side and garden to the side. To the rear elevation the house has two single storey sections and there is an area of decking leading out and then further garden at a lower level. The neighbouring property to the rear is 47 Longsight Road which sits at a lower level with its attached garage along the site boundary.

The application includes a two storey side extension coming 3.9m out at the side and extending for 10.4m along of which 3.7m would project past the rear elevation for 4.2m across. At this point the remainder of the ground floor would be single storey up to the existing wall with the rear bay removed. To the rear a dormer would be added to the existing roof slope. The extensions would form a garage, kitchen/dining room with an additional bedroom and ensuite at first floor. An existing bedroom would become an office and the dormer would add a further bedroom with ensuite in the roof space.

Relevant Planning History

None.

Publicity

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

Statutory/Non-Statutory Consultations

None.

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 property is located on a corner plot and the proposal would see a large area of garden remaining to the side and as such the proposed extension would not be intrusive in the street scene. The two storey extension would have a hipped roof and materials would be brick, render and timber cladding to match the existing. To the rear the main roof would also be hipped and the single storey section a monopitch. The dormer has been revised from the dual pitch roof submitted to a hipped roof in order it would be more in keeping with the new roof form. The walls would be tile hung to match the existing roof colour.

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 increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces.

The site as existing has a drive for 2 cars and the proposed extension would be built on part of this. The plans note that an area to the front garden would be used for parking to provide space for up to 3 vehicles. An informative regarding replacement drive materials is added.

Residential amenity - In relation to the adjoining No.4 the single storey would extend across from the existing side wall. Where two storey it would be set 5.9m in from the boundary and would not encroach the 45 degree line 1m out along the shared boundary. To the rear there would be approximately 6.8m to the boundary where the garage to 47 Longsight Road runs along. The proposed first floor rear window would be to an ensuite however it would be a fairly large window. The plans note it to be obscure glazed to 1.7m from inside floor level. A condition is added to ensure this is retained as such.

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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 ZT22-196-00, ZT22-196-01, ZT22-196-02, ZT22-196-03, ZT22-196-04 received 22/04/22, ZT22-196-05 received 22/04/22, ZT22-196-06, ZT22-196-07, ZT22-196-09 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 Before the first occupation of the extension hereby permitted the window to the first floor rear elevation shall, as noted on approved plan ZT22-196-04, be fitted with obscured glazing to 1.7m height from inside floor level and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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>
JL	28/04/22		