

**DELEGATED REPORT**

|                                    |                                   |                                |
|------------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Amanda Uhunmwagho | <b>Date of report:</b> 03/04/2025 | <b>Ref:</b> 71620/FUL          |
| <b>Registration:</b> 17/02/2025    | <b>LDfC:</b> 28/03/2025           | <b>Expiry Date:</b> 14/04/2025 |
| <b>Site Visit:</b> 25/02/2025      | <b>Site Notice:</b> N/A           | <b>Press Date:</b> 06/03/2025  |
| <b>Objections:</b> 0               | <b>Con Area:</b> HOLC             | <b>Adv Type:</b> CA            |
| <b>Reason for Delay:</b><br>N/A    |                                   | <b>EIA:</b> NA                 |
|                                    |                                   | <b>Dec Level:</b> DEL          |
|                                    |                                   | <b>Stat Class:</b> HOUS        |

**Proposal:** Single Storey Infill Extension at Rear; New First Floor Window to Side Elevation

**Location:** Little Holcombe House, Lumb Carr Road, Ramsbottom, Bury, BL8 4NJ

**Description**

Little Holcombe House is a detached property located within the Holcombe Conservation Area and the property is on the draft local list and is a NDHA. The property has been previously extended and there are solar panels to the front of the roof. The site is quite large with land to all sides of the dwelling, parking to the front for two vehicles and along the front boundary there is a stone wall. As the land slopes steeply from west to east the site is significantly higher compared to the road in front, to the east side of the site. There is parking available opposite the front of the site.

The proposal is to build a single storey rear extension. It would be positioned to the rear of the existing kitchen and it would measure around 6.53m x 5.56m. The roof would be flat with a raised roof lantern measuring 4m x 2m to the centre of the roof and there would be bi-fold patio doors to the side elevation. An existing first floor bedroom window would also be reduced in size due to the height of the single storey extension.

**Relevant Planning History**

71230 - Single Storey Side and Rear Extension; Balustrade balcony - Withdrawn by Applicant 12/12/2024

**Publicity**

- 6 neighbours notified on 20/02/2025 - One neighbour advised they are in support of the proposal and there were no other comments or objections received.
- Site notice - 25/02/2025.
- Press advert - 07/03/2025.

**Statutory/Non-Statutory Consultations**

Conservation Officer - Comments received. Concerns about the proposed first floor window and the full width of patio doors to the side elevation.

Revised plans indicated a reduction in the glazing to the patio doors/side elevation.

**Pre-start Conditions** - Not relevant.

**Development Plan and Policies**

|       |                                                             |
|-------|-------------------------------------------------------------|
| H2/3  | Extensions and Alterations                                  |
| EN2/1 | Character of Conservation Areas                             |
| EN2/2 | Conservation Area Control                                   |
| SPD6  | Supplementary Planning Document 6: Alterations & Extensions |
| NPPF  | National Planning Policy Framework                          |

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, as well as the impact on the conservation area and the NDHA building.

## **Impact on Conservation Area, NDHA building and Visual Amenity -**

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 212 of the National Planning Policy Framework (NPPF) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 216 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The NPPF is supported by UDP Policies EN2/1 Character of Conservation Areas and EN2/2 - Conservation Area Control that require any development within a Conservation Area to preserve or enhance the special character or appearance of the area.

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.

Little Holcombe House is on the draft local list as it has been identified as a Non-Designated Heritage asset (NDHA), along with three other properties in the immediate vicinity. The building has been previously extended/alterd.

The site is located to the southeast of Lumb Carr Road at a much lower level. Only the upper part of the property is partially visible from Lumb Carr Road. The single storey extension would not be prominent from Lumb Carr Road and it would only be visible from the first floor level at no.3 Little Holcombe to the southeast of site. Given that the site is higher than the track in between the site and nos.1 and 3 Little Holcombe the extension would not be openly visible from the ground floor levels of these properties.

The side elevation which would face onto the garden would be finished with stone to match the existing dwelling and the proposed glazed door would have black frames. The rear wall is proposed to be finished with block work would face on to an existing wall. As such the block work finish would be considered acceptable in this location.

The existing bedroom window would have to be replaced due to the height of the proposed extension. In order to ensure the window remains as a fire escape to the existing bedroom, the applicant proposes to install a window which would extend from the side elevation up on to the plane of the roof. The conservation officer has expressed concerns about the window, suggesting that the existing window to the side elevation should be retained as it is and a rooflight or dormer would not be supported in heritage terms as this would be an alien architectural feature both on the building and within the conservation area which would not preserve or enhance the character or appearance of the conservation area or significance of the NDHA.

However, in this instance it is felt that as the extension would be nestled in at the rear of the dwelling and would not be prominent within the public realm. The general design and finishing materials would be in keeping with the existing property. The heritage assessment has identified the heritage value of the building and it is acknowledged that the building has been much altered during its time which in turn has reduced its significance. The replacement in-fill extension is considered modest and acceptable in relationship to the

main house and as such the proposal would not harm the significance of the NDHA and it would preserve the character of the surrounding conservation area.

The proposal, on balance, is acceptable in terms of heritage and visual amenity and conforms with the NPPF and Bury UDP Policies EN1/2, EN2/2 relating to conservation areas and 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 -**

- There are no residential properties to the north, north-west or north-east of the site within 20m of the site.
- The single storey extension would be over 20m from no.1 Little Holcombe and also the property known as The Barn, which are located to the southeast of the site.
- The extension would be around 16m from the closest point of no.3 Little Holcombe, which is at a lower level compared to the site. The extension would not have direct views over this property and the existing boundary wall and planting would screen most of the views to and from the extension.
- As the extension would be to the rear of the house it would not have any detrimental impact on parking to the front of site.

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 driveway at the front of the property.

**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 ZT24-196-01, ZT24-196-02 and ZT24-196-02.5 received on 17/02/2025, drawings numbered ZT24-196-04 and ZT24-196-04.5 received on 28/03/2025 and drawing numbered ZT24-196-03 received on 01/04/2025 as modified by the emails from Thorp Design Services Ltd dated 28/03/2025 and 01/04/2025. The development shall not be carried out except in accordance with the details hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design

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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.

- 3 The external finishing materials for the proposal hereby approved shall be stone on the side elevation to match the existing building and block work to the rear elevation. The door frames shall be black and the fascia boards would match the window colour, as stated on the application form.

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 - 03/04/2025     |             |                         |             |