

DELEGATED REPORT

Report by Amanda

Date of report: 26/11/2020

Ref:66003/FUL

Uhunmwagho

Registration: 06/10/2020

LDfC: 26/10/2020

Expiry Date: 01/12/2020

Site Visit: 26/10/2020

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 extension at side and single storey extension at side/rear; Widening of existing driveway

Location: 3 Mayfield Road, Ramsbottom, Bury, BL0 9TB

Description

The property is a two storey semi-detached house situated at the entrance to Mayfield Road where the junction meets with Longsight Road. The main part of the roof is hipped with a mock Tudor style peak to the front. The property has a brick finish to the ground level and is rendered at first floor. There are garden areas to three sides, a car port to the side and a detached out building in the rear garden.

The proposal is to build a two storey extension at side and single storey extension at side/rear as well as widening the existing driveway. At the side the extension would project 4m from the original side elevation and it would be set back from the front elevation by 600mm. The extension would have an overall length of 9.4m and the first floor element would measure 7.75m. The single storey section at the rear would have a hipped roof and the two storey extension would have a pitched roof. The walls would be finished with brick and render and the roof would be constructed using grey slates.

Also to the rear there would be a single storey extension built adjacent to the shared boundary with no.1 Mayfield Road. It would project a maximum of 4.5m from the original rear wall and would measure 3.6m wide. The rear corners would be chamfered and the roof would be flat with a raised glazed lantern to the centre.

The applicant also intends to widen the drive way to the front of the property which would include removing one of the brick pillars to the front boundary wall at one side to increase the drive entrance by 600mm. The dropped kerb in front would not be altered.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified on 06/10/2020 - No objections received. One neighbour at 4 Mayfield Road has written in support of the proposal giving the following reasons;

Having looked at the proposed drawings for No 3 Mayfield Road, We write in support of the application. We consider it to be a sympathetic addition and will enhance the elevation of the property. We find the proposal to be in keeping with the persona of the other properties on the street.

Statutory/Non-Statutory Consultations

Traffic Section - No objections.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
EN1/2 Townscape and Built Design

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

Visual Amenity -

The proposed materials to be used in the construction of the extensions would be in-keeping with the original property.

It was initially felt that the two storey side extension would appear more in character with the original building if it would have a hipped roof. However, after looking at the style of other properties along Mayfield Road and in the immediate vicinity on Longsight Road the style of the proposed extension would be very similar and as such, in this instance would not have any detrimental impact on the character and appearance of the existing street scene.

The single storey extension to the rear would be built with materials and a design that would compliment the existing property but as it would be to the rear of the building it would not be visible in the street scene.

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 -

Given the position of the property there are no other residential properties within 20m of the front or rear of the site and there would be over 20m from the rear elevation of the two storey extension to the rear boundary.

At its closest point no.5 Mayfield Road to the east would be approximately 12m from the rear corner of the two storey side extension but as the site widens to the front the majority of the two storey side elevation would be over 14m from the side of this property. There are no habitable room windows to the side of no.5 and there would be one ground floor non-habitable room window and one secondary habitable room window to the side of the extension. The first floor window would be over 14m away from the side of no.5 which would be a satisfactory separation distance in terms of SPD 6.

The front elevation of the two storey extension would be 5.8m from the front boundary, which conforms to the requirements as set out in SPD 6. Parking would be available in front of the extension as well as a new parking area to the front of the property. There would be more than sufficient room to the front of the site to park several vehicles, if requires and the plans show that the new surface would be permeable so there would be no concerns regards future flooding.

At the rear the single storey extension would project a total of 4.5m from the original rear elevation and would be 250mm away from the shared boundary with no.1. No.1 has a bay window on the rear elevation projecting approximately 600mm. With this in mind there would be no seriously detrimental effect on residential amenity at this property. The neighbour has not objected to the proposal.

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.

Highways -

The Highways engineer has no objections to the proposal to remove part of the front boundary. A condition would be added to the decision regards the works and an informative would be added regards remedial works to the footway crossing.

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 existing drawing numbered 1 received on 25/09/2020 and revised proposed drawing numbered 2B received on 13/11/2020 as modified by the email from Mr Neil Butterworth dated 13/11/2020. 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 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 Prior to the commencement of development, details of the widening of the existing footway crossing and driveway, indicated in revised plan 2B, shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include:
 - the exact position and width of the footway crossing extension
 - retention of a section of boundary wall adjacent to the existing street lighting column
 - details of the finishing materials porous material with measures to prevent the discharge of surface water onto the adjacent adopted highway.The approved details shall be fully implemented prior to the widened driveway hereby approved being brought into use and remain in situ thereafter
Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU -	24/11/2020	DM	27/11/2020