

DELEGATED REPORT

Report by Amanda

Date of report: 23/02/2023

Ref:69257/FUL

Uhunmwagho

Registration: 19/01/2023

LDfC: 15/02/2023

Expiry Date: 16/03/2023

Site Visit: 09/02/2023

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 rear

Location: 19 Longsight Road, Ramsbottom, Bury, BL0 9SL

Description

The application relates to a semi-detached property located on Longsight Road, Holcombe Brook. There is a brick boundary wall to the front boundary with a hedge and fence with brick pillars to the northern boundary. There is parking available on site to the front and rear of the dwelling. Directly to the front of the site is Holcombe precinct. To the rear of the property is a single storey extension and a detached garage. There is a patio area to the rear of the house with steps leading down to the main rear garden at a much lower level compared to the dwelling.

Planning permission was previously granted at this property on 29/04/2022 for a single storey side extension and roof extension, including a rear dormer. The applicant has since changed their plans and now proposes to build a two storey side/rear extension. The extension would be set back from the front elevation of the existing property by 4m. It would project 3.7m to the north side and would measure 8.33m along the side. At the rear it would be built up to the existing single storey extension. The two storey extension would measure 4.33m across the rear and would project 3.75m from the original rear elevation. The roof would be hipped and the walls would be finished with brick at ground floor and render and mock Tudor cladding to the first floor.

Relevant Planning History

68120 - Single storey side extension; Hip to gable roof extension; rear dormer extension - Approve with Conditions 29/04/2022.

Publicity

5 neighbours notified on 25/01/2023 - No comments or objections 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.

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 finished materials that would be considered to be in keeping with the existing building. It would also be set back from the main front elevation by 4m which would ensure it would not appear intrusive in the existing 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 -

- There would be around 27m from the rear elevation of the two storey extension to the rear boundary. This is more than sufficient as per the requirements set out in SPD 6.
- The south side elevation of the extension would be around 6.4m from the shared boundary with the attached neighbour at no.21 Longsight Road and there would be no windows in the side elevation. As such there would be no significant detrimental impact on residential amenity at the rear of this property.
- The extension would be around 1m away from the shared boundary with no.17 Longsight Road to the north. As such there would be no concerns regards encroachment of the shared boundary.
- There do not appear to be any habitable room windows to the side of no.17 to the north and a ground floor bay window to the side is obscurely glazed. As such there it is considered that there would not be any significant detrimental impact on residential amenity at this property.
- There would be around 13m from the front of the extension to the front of site. Given that all of the front/side of the site is tarmac there would be at least three parking spaces available within the 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 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 an area to the front and side of the dwelling for parking up to three vehicles and this would remain following the side extension which would be set back from the front of the property being built. The area is high access in terms of public transport. In this instance then the parking arrangements are considered sufficient.

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 KH410-001, KH410-002, KH410-201 and KH410-202 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

DELEGATED REPORT

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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU 23/2/23		DM 23/2/23	