

DELEGATED REPORT**Report by** Amanda**Date of report:** 10/06/2022**Ref:**68316/FUL

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Registration: 08/04/2022**LDfC:** 27/05/2022**Expiry Date:** 03/06/2022**Site Visit:** 12/05/2022**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:** N/A**Adv Type:** NONE**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS

Proposal: Two storey extension at side; First floor extension at rear and erection of detached outbuilding at front

Location: 2 Bury And Bolton Road, Radcliffe, Manchester, M26 4LD

Description

The application relates to a two storey detached house which fronts on to Bury and Bolton Road. The property is set well back from the boundary with the highway and there are lots of mature planting a trees along the front/side of the site which screen much of the property from view from the highway. Parking is to the south of the property accessed from a side road off Higher Ainsworth Road.

The proposal is to extend the main dwelling to the rear/side as well as building a detached outbuilding in the front garden. The extension would project 4m to the southern side of the property and it would have an overall length of 10m. It would project 2.78m from the existing rear elevation and it would measure 7.9m across the rear. The roof would be hipped.

The proposed outbuilding would be situated in the garden adjacent to Bury and Bolton Road. It would measure 6m long, 3m wide and it would have a flat roof. The building would be timber cladded and have bi-folding grey aluminium doors.

Relevant Planning History

N/A

Publicity

Neighbours notified on 05/05/2022 - No comments or objections received.

Statutory/Non-Statutory Consultations

None

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. 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 design of the proposal and finished materials would be considered to be in keeping with the existing building as well as the adjacent properties. The building would also be set well back from the highway in front and there is also a lot of existing planting to the front boundary which would screen much of the property as viewed from Bury and Bolton Road.

Given the above it is considered that there would be no significant detrimental effect on the

character of the existing streetscape and 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 and rear of the site would be more than a sufficient distance from the extended dwelling in terms of the requirements of SPD 6.
- As there would be no changes to the north side of the dwelling and no windows in the side elevation of the proposed rear extension there would be no significant detrimental effect on residential amenity at no.4 Bury and Bolton Road next door.
- The rear extension would be at least 3m from the shared boundary with no.4 Bury and Bolton Road next door meaning there would be no concerns in terms of overshadowing at this dwelling and its garden.
- No.82 Higher Ainsworth Road to the south of the site is a previously extended two storey detached house. There is a single storey extension with three rooflights adjacent to the shared boundary with the site. As there would be no windows in the side elevation of the proposed extension there would be no significant detrimental impact on privacy levels at this property.
- The plans show that the extension to the dwelling and the outbuilding would be built wholly within the site boundary. As such there would be no concerns regards encroachment on to land belonging to 82 Higher Ainsworth Road next door.
- The extension would be around 9m from the boundary with the access road to the south of the site.
- The detached outbuilding to the north west of the main dwelling would be used as a gym/office. Originally the outbuilding would have been larger and closer to the boundary with Bury and Bolton Road. It was felt this would be too dominant in the garden and revised plans were requested showing a reduction in the size of the outbuilding. The outbuilding which would measure 6m in length would be positioned just over 3m from the front boundary and 1m from the shared boundary with no.82 Higher Ainsworth Road next door. The agent has confirmed that all of the existing planting would be retained. With this in mind the out building would not have any significant detrimental effect on residential amenity at the front of no.82 Higher Ainsworth Road or the highway in front.

Taking the above in to account 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 residential amenity.

Parking -

The proposal would increase the number of bedrooms from 3 to 5 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 to the rear of the dwelling which could accommodate up to three vehicles. The proposed extension would not have much more of an impact on the existing parking arrangements than the existing property does already. The area has on street parking nearby and there is public transport available. 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 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 drawing numbered PL_001 Revision P1 received on 08/04/2022 and revised drawings numbered PL-002 Revision P2, PL_003 Revision BC and PL_004 Revision P2 received on 25/05/2022 as modified by the email from Clarkes Bespoke Design Ltd dated 25/05/2022. 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 The detached outbuilding hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 2 Bury and Bolton Road.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.

Case Officer	Date	Sign off Officer	Date
AU - 10/06/2022			