

DELEGATED REPORT

Report by Amanda

Date of report: 25/01/2024

Ref:70298/FUL

Uhunmwagho

Registration: 01/12/2023

LDfC: 30/12/2023

Expiry Date: 26/01/2024

Site Visit: 18/01/2024

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 side/rear extension

Location: 16 Pinewood Crescent, Ramsbottom, Bury, BL0 9XE

Description

The application relates to a two storey detached house with gardens to the front and rear. There is a flat roof garage attached to the side with driveway in front. At the front there is a fence along the shared boundary with no.14 and planting to the front and opposite side boundary with no.18. Access to the rear is via a path to the side of the garage.

There is a larger garden to the rear with fences to both side boundaries and a stone wall to the rear. There is planting to all boundaries as well. To the rear of the site are open fields. No.14 to the south is an extended bungalow and there is a long blank wall directly adjacent to the shared boundary. No.18 to the opposite side is a two storey detached dwelling of a similar style.

The proposal is to build a two storey extension to the side and rear of the existing dwelling. The two storey extension would be set back from the front elevation by around 1100mm which is where the existing front entrance and garage are. To the front of the two storey extension would be a flat roof section which would form a canopy above the entrance and garage. This would be finished with Z stone slate cladding. The garage is to be converted in to a utility room, downstairs wc and an external store. the garage door would remain to the front.

The side extension would measure 4212mm wide x 10.975mm long. The roof would be pitched and to the rear there would be feature glazing from the ground floor upto roof level. There would be no windows to the south side elevation. The two storey extension would project 4000mm on the southern side and 2025mm on the north. It would measure a total width of 11,430mm and the roof would be pitched. All elevations to the extensions and th existing dwelling would be finished with an off-white coloured render.

Relevant Planning History

N/A

Publicity

4 neighbours notified on 07/12/2023 - 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, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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 immediate vicinity consists of both two storey houses and bungalows. All of which have different finished materials including brick, render and cladding. As such the proposed finished materials would be considered to be in keeping with the existing streetscene.

The two storey rear extension would be finished with a design and materials that would be considered to be in keeping with the existing building. The full height glazing to the rear would be a modern feature compared to the original dwelling but overall the existing character of the property would be retained. As this would be to the rear of the dwelling it would not be visible in the public realm.

The two storey side extension would be set back from the main front elevation by around 1100mm and the side elevation would be around 1.4m away from the shared boundary with no.14 next door, which is a bungalow. As such the 1100mm set back at first floor level from the original front elevation means the proposal is considered acceptable in terms of 'terracing' and the effect on the streetscene. The design of the proposal is considered acceptable in this location.

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 are open fields only to the rear of the site and properties to the front are a sufficient distance from the site not to have any significant detrimental effect on residential amenity at those properties.
- There would be no new windows to the north side elevation facing no.18 and the side elevation would be around 1800mm away from the shared boundary.
- The two storey rear extension would project around 2m beyond the rear elevation of no.18 but as there would be around 3600mm gap between the application property and no.18 it is considered that there would not be any significant detrimental impact on residential amenity at this property.
- No.14 to the south is an extended bungalow which has a long blank wall extending along the shared boundary and there are no windows in the roof space which would be affected by the proposed development. As the proposed extension would be set back from the rear elevation of no.14 by around 3000mm there would be no significant detrimental effect on residential amenity at no.14 next door.
- The site is positioned north of no.14, However due to the extension at no.14 the proposed two storey extension would not have any significant detrimental impact on the rear garden at this property.
- The existing garage space would be lost but the driveway in front would remain ensuring at least one parking space would remain within the site.

Taking the above into 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.

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 at the front for parking a vehicle and a garage. The proposal would see the garage space being removed leaving one parking space to the front of the property. However, as

there are no parking restrictions to the highway in front the parking arrangements would be considered sufficient in this instance.

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 ZT23-196-01, ZT23-196-02, ZT23-196-03, ZT23-196-04 and ZT23-96-05 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 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 be off-white render to the walls of the extension as well as the original dwelling, along with z stone slate slips. The window and door frames would be black upvc/aluminium and the roof would match the existing roof.
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 25/1/24		DM 25/1/24	