

DELEGATED REPORT

Report by Helen Leach	Date of report: 05/10/2020	Ref: 65933/FUL
Registration: 07/09/2020	LDFC: 02/10/2020	Expiry Date: 02/11/2020
Site Visit: 14/09/2020	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at rear

Location: 19 Leeds Close, Bury, BL9 8LD

Description

The application site consists of a semi-detached dwelling, which is located on a corner plot. The dwelling is two storeys in height and is constructed from brown brick with a tile roof. The property has been extended to the side and there is a detached garage on the boundary with No. 21 Leeds Close. There is a large garden at the side and rear of the property and there is parking for 2 cars at the front.

There are residential properties to all boundaries. There is a single track access road to the south east of the site, which serves the terraced properties, which front onto Parr Lane. The attached property has a single storey extension at the rear.

The proposed development involves the erection of a single storey extension at the rear of the property. The proposed extension would measure 3.7 metres by 5.6 metres and would be located adjacent to the boundary with No. 17. The proposed extension would measure 2.4 to the eaves and would be 3.8 metres in height at the highest point.

Relevant Planning History

47155 - Replacement gates at 19 Leeds Close, Unsworth. Approved with conditions - 6 February 2007

Adjacent site

40287 - Single storey extension at rear of 17 Leeds Close, Unsworth. Approved with conditions - 7 March 2003.

Publicity

The neighbouring properties were notified by means of a letter on 11 September 2020. There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
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.

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 development would be located at the rear of the property. There is an access road at the rear, which serves 4/5 terraced properties, but the proposed development would be screened by a garage and existing fencing. The proposed extension is a simple and unobtrusive design and would not detract from the character of the dwelling. The proposed extension would be constructed with materials to match the existing dwelling. As such, the proposed development would not be a prominent feature in the streetscene and would comply with Policies EN1/2, H2/3 of the Bury Unitary Development Plan and SPD6.

Residential amenity - SPD 6 and H2/3 seek to reduce the impact of proposals on the

residential amenity of neighbouring properties.

- Attached property at No. 17 has extended at single storey at the rear. The proposed extension would project 0.8 metres past the existing extension at No. 17. This would be within the 3 metres in SPD6 and would be acceptable.
- There would be 10.1 metres between the proposed rear extension and the boundary of the site, which would exceed the 7 metres required.
- There would be 12.6 metres between the gable of the proposed extension and the boundary with No. 21, which would exceed the 7 metres required.
- The proposed development would not increase the number of bedrooms and the existing parking arrangements would not be affected.

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 ZT20-196-00, ZT20-196-01, ZT20-196-02, ZT20-196-03, ZT20-196-04 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 Unitary Development Plan listed.
- 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 05/10/2020		DM	28/10/2020