

DELEGATED REPORT

Report by Mo Warsame	Date of report: 02/06/2025	Ref: 71716/FUL
Registration: 13/03/2025	LDfC: 09/04/2025	Expiry Date: 08/05/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at front/side, two storey side extension and single storey rear extension

Location: 8 Barnside Close, Bury, BL9 5JS

Description

A detached property situated within a cul-de-sac. The premises has a large drive to the front and a garden to the rear. The adjacent neighbours on either side are No. 6 Barnside Close and No.10 Barnside Close.

Planning permission is sought for the erection of a single storey extension at front/side, two storey side extension and single storey rear extension. The proposed single storey front/side extension would project 1m to the front and run 5.8m to the side. The proposed single storey rear element would extend 3.05m from the principal rear elevation. Meanwhile, the two storey side extension would project 3m to the side and run to the principle rear elevation. The development would accommodate an office, utility area and a family room on the ground floor along with a bedroom and a bathroom on the first floor.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 18/03/2025. No objections received.

Comments

One comment of support received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PFE Policies 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

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

The proposed extensions would be modest structures with simple designs that would not detract from the character of the host dwelling or the wider street scene.

SPD 6 states that normally at first floor level a set back to the front of 1.5m would be required in order to prevent the future terracing on properties. In this instance the application property is one of many detached dwellings situated on a cul-de-sac with staggered building lines. There is also level differences between the properties in this street. Furthermore, there would be a setback distance of 1.2m from the proposed two

storey side extension and the side boundary. With this in mind terracing would not be a concern on this site. The design of the proposal is considered to be in keeping with the existing building.

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

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- The proposed two storey side extension would not project beyond the principal rear elevation and the proposed single storey rear extension would be a modest structure projecting no more than 3.05m to the rear. The proposed single storey front/side element would also be a modest extension projecting approximately 1m to the front. This would be considered acceptable in terms of SPD 6 and would not be considered seriously detrimental in terms of residential amenity.
- There would be 14m to the rear boundary. With this in mind there would be no seriously detrimental impact on privacy levels in respect of the rear garden of the properties to the rear of the site.
- With regards to number 10 next door there would be no windows on the proposed side elevation of the two storey side extension and the proposed single storey front element. The proposed side window on the single storey rear extension would be screened by the existing side fence. Additionally, there would be a setback distance of 4m to the shared side boundary.
- At the front of the site, according to the plans the proposed single storey front/side extension would have no impact on the drive as it would more or less remain the same as existing.

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 dwg no.2/37/2025 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 and Places for Everyone Joint Development Plan listed.

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	02/06/2025		