

DELEGATED REPORT

Report by Mo Warsame	Date of report: 07/07/2025	Ref: 71929/FUL
Registration: 12/05/2025	LDfC: 13/06/2025	Expiry Date: 07/07/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side extension

Location: 34 Carrwood Hey, Ramsbottom, Bury, BL0 9QT

Description

The property is a two storey semi-detached house with gardens to the front and the rear of the building. The site is slightly raised from the highway in front. There is a driveway on site which could accommodate at least two vehicles. On the rear of the property there is a conservatory. Houses to the front and rear of the site are over 20m away.

Number 36 Carrwood Hey, the attached property is a similar style property with a two storey extension to the side identical to the proposed scheme under this application.

Planning permission is sought for the erection of two storey side extension. the extension would project 1.7m to the side and run 8m to the side to align with the principal front and rear elevations. The extension would accommodate an office/study area along with a utility room on the ground floor. On the first-floor, the development would facilitate a bedroom extension and a new bathroom. The proposal would be constructed using matching materials and would a pitched roof.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 22/05/2025. No objections 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 extension would be built with materials and a design that would compliment the existing property. There would not be a first floor set back at the front of the extension but given that there would be a setback gap between 0.5m and 1.1m from the side elevation to the shared boundary with number 32 Carrwood Hey and the fact that the attached property (No.36) have an identical extension in place, the proposal is considered to be in keeping with the existing building and there would be no detrimental impact on 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

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

- Neighbouring properties to the front would be approximately 30m from the front elevation of the extension and to the rear houses on Stone Close would be approximately 22.5m from the rear elevation. Houses on Stone Close have a slightly higher ground level than on site due to the estate being built on a hill side.
- As the only proposed window on the rear elevation would be from the ground floor utility (non-habitable), the separation distance of 22.5m would be more than sufficient. Therefore, the proposed extension would not have any detrimental impact on privacy levels and light to the rear of properties higher up the hill on Stone Close.
- The front elevation of the host property is set back approximately 9m from the existing front elevation of number 32 Carrwood Hey, to the south side of the site. As such, the proposed side extension to the dwelling would not have any more of an impact on residential amenity than what the existing building does already.
- There would not be any habitable windows on the side elevation of the proposed extension. Additionally, the proposed first floor side windows would be conditioned to be obscure glazed as indicated on the proposed plans (The side wall would be built approximately between 0.5m and 1.1m away from the shared boundary depending on where you measure it from. This is due to the site's irregular shape. Therefore, there would be no detrimental effect on this property (No.32).
- As the extension would be built wholly on the south side elevation and the property would not project beyond the principal front and rear elevations. As such, there would be no impact on the attached property (No.36).
- With regards to parking on the site the driveway to the front of the extension would remain unchanged and there would be no additional bedrooms proposed.

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.

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.

DELEGATED REPORT

- 2 This decision relates to drawings numbered TDS-25-196-03, TDS-25-196-04 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 and Places for Everyone Joint Development Plan listed.

- 3 Before the first occupation of the extension hereby permitted the proposed side windows on the first-floor shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.

Reason. To protect the privacy of adjoining occupiers and to accord with 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>
MW	07/07/2025		