

DELEGATED REPORT

Report by Sam Summers	Date of report: 20/03/2025	Ref: 71586/GPDE
Registration: 03/02/2025	LDfC: 26/02/2025	Expiry Date: 17/03/2025
Site Visit: 06/03/2025	Site Notice: N/A	Press Date: N/A
Objections: 4	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: 145 Brandlesholme Road, Bury, BL8 1BA

Description

The application relates to a two storey semi-detached dwellinghouse located on Brandlesholme Road. The premises has a small garden area at the front with a driveway at the side and a garden at rear. Planning permission is sought for the construction of a single storey rear extension with a flat roof that projects approximately 4000mm from the original rear wall.

4 objections received, the objections has been detailed below. 1 letter of support received also detailed below.

As an objection has been received, the regulations require that the impact of the proposed development on the amenity of all the adjoining addresses must be assessed.

Relevant Planning History

None

Publicity

Letters dated 04/02/2025 to adjoining addresses. 4 Objections received. The objections relate to:

Privacy issues, landlord not fit for purpose, police visited site, parking a nightmare, HMOs have ruined this area, anti-social behaviour at other addressees nearby, house will become HMO, landlord will circumvent HMO licensing requirements.

1 supporting letter received:
any refurbishment will improve local area

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations

Issues and Analysis

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The proposal would not extend beyond the rear wall of the original dwelling by more than than six metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Second Report Post Objection

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 extension would be located to the rear of the property, which is bounded by residential gardens. As such the rear extension would not be visible from the street scene. The extension is of a simple and unobtrusive design, which would not detract from the character of the property. The use of matching materials is appropriate. The proposal would not overwhelm the dwelling or result in over development of the associated residential amenity space.

It is therefore considered that the proposal complies with UDP Policy H2/3 and SPD 6.

Residential Amenity

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

The proposed extension would project 4.00m past the original rear elevation, 3m would be allowable under permitted development so the council should assess the impact of the additional 1m proposed.

The proposed extension would not project more than 3 metres beyond the rear of No. 147 Brandlesholme Road complying with guidance contained within SPD 6.

As No.143 has already been extended at the rear this proposal would not extend more than

3m beyond the existing rear elevation of 143 Brandlesholme Road.

There are no properties at the rear of the site.

Response to neighbours - The proposal has been assessed in terms of residential amenity within the main body of the report and complies with both UDP Policy H2/3 and SPD 6.

Privacy has been assessed in the main body of the report. The issues relating to the possible use of the property as an HMO are not relevant to this application as it is an application for a single storey rear extension. An extension to the rear of this property will not affect parking in the area. The person applying for the extension is not a relevant consideration. The extension would not cause any additional anti social behaviour.

Recommendation: Prior Approval Required & Granted

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	20/03/2025	HL -	20/03/2025