

DELEGATED REPORT

Report by Tom Beirne	Date of report: 15/06/2022	Ref: 68218/FUL
Registration: 15/03/2022	LDFC: 28/04/2022	Expiry Date: 10/05/2022
Site Visit: 27/04/2022	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at front/side; Two storey extension at rear; Front Porch

Location: 129 Manchester Road, Ramsbottom, Bury, BL9 5NL

Description

The application relates to a detached dormer bungalow on the east side of Manchester Road. It is a relatively isolated site to the north of Park Farm Garden Centre. The site slopes up from Manchester Road and is surrounded by open fields. The site is situated in the Green Belt and in a Special Landscape Area. The property has dormers on the side and rear and has been extended single storey extensions approved in 2006 and 2014. The proposal for a further extension, approved in 2020 has not been implemented.

This application proposes to add a single storey extension to the front/side, removing the rear dormer and adding a two storey rear extension. Additional accommodation would be provided in the roof space by raising the existing eaves and ridge by 800mm.

The extensions would be finished in a mix of red brick and render to match the house. The existing dwelling has three bedrooms and the extensions would provide a further two bedrooms for the applicant's growing family of six.

A design and access statement and a supporting Green Belt Statement have been submitted with the application, setting of justification for the scheme in terms of its location within the Green Belt.

Relevant Planning History

00727/E - Proposed two storey side extension with dormers - Enquiry completed
08/09/2010
44858 - Single storey extension at side; single storey extension at rear - Refused
25/08/2005
45704 - Single storey side extensions - Approved 06/02/2006
56896 - Single storey extension at rear - Approved 03/01/2014
65981 - Single storey extension at front/side - Approved 08/12/2020

Publicity

Immediate neighbour notified by letter dated 06/04/2022. Site notice posted 12/04/2022. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Unitary Development Plan and Policies

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

OL1/2	New Buildings in the Green Belt
NPPF	National Planning Policy Framework
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN9/1	Special Landscape Areas

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 and Green Belt -The National Planning Policy Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Openness and permanence are essential characteristics of the Green

Belt. It goes on to say that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The NPPF and Council's own policy and guidance indicates that extensions should not result in disproportionate additions over and above the size of the original building although they state that each application will be assessed on its own merits.

In terms of volume, the proposed extension together with previous additions would add approximately 383m³ to the volume of the original dwelling which is approximately 592m³. The accumulated volume of extensions together with that proposed by this application, equates to approximately 64% of the original volume. Whilst significant in terms of volume, the extensions, at the side and rear, do not appear to be particularly prominent within the setting of the property.

In view of the volume increase, the applicant has submitted a supporting statement, justifying the proposal in the light of Green Belt Policy. It refers to recent case law, confirming that openness is not narrowly limited to a volumetric, spatial approach and increased volume does not in itself necessarily mean there would be a loss of 'openness'.

The proposed increased eaves height is not considered to be significant and would not in itself increase the footprint of the building and visually, it would have little impact on the openness of the Green Belt. The proposed side extension, incorporating a previously approved extension, would result in a visual change, but would not lead to visual harm or perceived harm to openness. The two storey rear extension would not be particularly prominent with its pitched roof carried over onto the main house and set against the hillside that rises up from Manchester Road. It is considered therefore that the lack of visual and perceived impact of the development should be afforded significant weight within the assessment of the scheme.

Irrespective of volume, it is considered that the proposal would not lead to a visual or perceived loss of openness to the Green Belt and would not appear as a disproportionate addition to the existing building. As such the proposal would be acceptable and comply with UDP policy and guidance in respect to the Green Belt and the Special Landscape Area and very special circumstances are therefore not required to be proven in this particular case.

Residential Amenity - As there are no neighbours in the immediate vicinity, there are no residential amenity issues arising. The proposal is therefore acceptable in terms of residential amenity and complies with UDP Policy H2/3 and guidance in SPD6.

Access and Parking - The proposed extensions would have no impact on the existing access from Manchester Road and parking within the site. Although the extensions would add two bedrooms to the property, there is parking for at least three cars within the site and this is considered to be acceptable and therefore complies with UDP policy and guidance H2/3 in relation to parking.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 21020(DR)A1.00, 01, 02, 03, 10, 11A and 12 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>
Tom Beirne	15/06/2022		