

DELEGATED REPORT

Report by Amanda

Date of report: 18/10/2023

Ref:70020/FUL

Uhunmwagho

Registration: 21/08/2023

LDfC: 26/09/2023

Expiry Date: 16/10/2023

Site Visit: 12/10/2023

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey pitched roof front, side and rear extensions

Location: 7 Grantham Drive, Bury, BL8 1XW

Description

The application relates to a two storey detached house with a garage attached at the front. There is a driveway for two vehicles and a small garden to the front. The driveway is open to the highway in front and there is a hedge along the west (front) and south side boundaries. At the rear there is a private garden with fences to all boundaries. There is a small patio area to the rear of the property with most of the garden being lawn with planting to the boundaries. There is an outbuilding adjacent to the rear boundary.

The proposal is to build single storey extensions to the front, north side and rear elevations. At the rear the extension would project 2.28m from the original rear elevation and it would measure around 9.98m wide. Along the north side it would measure 7m along the shared boundary with no.5 Grantham Drive nextdoor. The roof would be hipped with two rooflights to the side and three to the rear.

At the front the extension would project 2.34m forward of the existing lounge window up to the same point as the existing hall and garage. It would measure 3.26m wide and would have a bay window to the front. The roof would be pitched.

Relevant Planning History

N/A

Publicity

5 neighbours notified on 05/09/2023 - No comments or objections received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

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 extensions would be finished with a design and materials that would be considered to be in keeping with the existing building, as well as with neighbouring properties, and at the front, apart from the bay window it would not project forwards of the existing elevation. As such there would be no significant detrimental effect on the character of the existing streetscene.

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 -

- At the front the extension would be around 5.8m from the highway in front, which would be similar to the existing building, and it would be screened by an existing hedge along the front boundary. As such it would not have any detrimental impact on the highway in front.
- Properties to the front would be a sufficient distance away from the proposed extension not to have any significantly detrimental impact on residential amenity at those properties.
- The extension to the front would not impact on existing parking arrangements on site.
- At the rear the single storey extension would project 2.28m, which means it could possibly be built as permitted development. However, as it wraps around to the side extension permission is required.
- The rear extension would be around 8.4m from the rear boundary which would be acceptable in terms of single storey extensions and separation distances to boundaries as set out in SPD 6. There would not be any significant detrimental impact on privacy at properties to the rear of the site.
- The rear extension would be around 1m from the shared boundary with no.9 to the south and there would be no windows to the side. As such there would be no significant detrimental effect on residential amenity at this property.
- On the north side the plans show that the extension would be around 150mm away from the shared boundary which means there would be no concerns regards overhanging of the boundary. There would also be no windows on this side elevation.

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.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the existing garage and driveway at the front.

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 756-01, 756-02, 756-03, 756-04, 756-05, 756-06A,, 756-07A and 756-08 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 UDP Policy H2/3 - Extensions and Alterations

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and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 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 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>
AU - 18/10/2023		DM 18/10/23	