

DELEGATED REPORT

Report by Amanda

Date of report: 29/04/2022

Ref:68120/FUL

Uhunmwagho

Registration: 07/03/2022

LDfC: 29/03/2022

Expiry Date: 02/05/2022

Site Visit: 17/03/2022

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey side extension; Hip to gable roof extension; rear dormer extension

Location: 19 Longsight Road, Ramsbottom, Bury, BL0 9SL

Description

The application relates to a semi-detached property located on Longsight Road, Holcombe Brook. There is a brick boundary wall to the front boundary with a hedge and fence with brick pillars to the northern boundary. There is parking available on site to the front and rear of the dwelling. Directly to the front of the site is Holcombe precinct.

To the rear of the property is a single storey extension and a detached garage. There is a patio area to the rear of the house with steps leading down to the main rear garden.

The proposal is to build a single storey side extension projecting 3.18m to the north side of the existing single storey rear extension. It would measure 3.88m wide and the roof would be hipped to join the roof of the existing extension.

The applicant also intends to convert the existing hipped roof to a gable and erect a rear dormer. The dormer would measure 6.61m wide and the roof would have a double pitch.

Relevant Planning History

N/A

Publicity

Neighbours notified on 07/03/2022 - 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 single storey extension would be built towards the rear of the property around 17.5m from the front boundary. It would be built with materials and a design that would be considered to be in keeping with the existing building and as such it would not have any significant detrimental impact on the character of the existing streetscene.

The conversion from a hip to gable roof would change the character of the property but it would be constructed with materials that would match the existing roof and there are a mixture of hipped and gable style roofs in the area. It is also noted that the roof conversion could be undertaken as Permitted Development. With this in mind it would not have any

significant detrimental effect on the character of the existing streetscene.

The rear dormer would be built with materials and a design that would be considered acceptable in this location and as it would not be readily visible in the streetscene along Longsight Road there would be no significant detrimental effect on visual amenity in the immediate area.

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 -

- Properties to the rear would be a sufficient distance from where the extension and dormer would be built so that there would not be any significant detrimental impact on residential amenity at these properties.
- The single storey extension would be set well back from the front boundary and there are no residential properties directly to the front of the site.
- Direct views from the new dormer window would be over the applicant's rear garden and not directly towards neighbouring properties and gardens.
- The single storey side extension would be just under 1m from the shared boundary with no.17 next door and there would be no windows in the side elevation. As such there would be no significant detrimental effect on residential amenity at this property.

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 increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has an area at the front for parking at least two vehicles and this would remain following the side extension which would be set back from the front of the property. The area is high access in terms of public transport. In this instance then the parking arrangements are considered sufficient.

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 KH410-001, KH410-002, KH410-101 and KH410-102 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

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pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations 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 - 29/04/2022			