

**DELEGATED REPORT**

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|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Sam Summers    | <b>Date of report:</b> 02/05/2025 | <b>Ref:</b> 71701/GPDE         |
| <b>Registration:</b> 10/03/2025 | <b>LDfC:</b> 03/04/2025           | <b>Expiry Date:</b> 21/04/2025 |
| <b>Site Visit:</b> 17/04/2025   | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 1            | <b>Con Area:</b> N/A              | <b>Adv Type:</b> NONE          |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Prior approval for proposed single storey rear extension

**Location:** 181 Walmersley Road, Bury, BL9 5DF

**Description**

The application relates to a two storey terraced dwellinghouse located on Walmersley Road. The premises has a small garden area at the front and a paved garden area at rear. Planning permission is sought for the construction of a single storey rear extension with a flat roof extending from a previous rear extension that projects in total approximately 5.50mm from the original rear wall.

1 objection received, this objection has been 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 29/08/2024 to adjoining addresses. 1 Objection received. The objection relates to: Loss of light, loss of privacy, noise pollution and traffic as 12-16 people live there, where will all the building materials go? this place is not designed for this kind of stuff. Plans not available on the website.

**Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions - None**

**Development Plan and Policies**

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

**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 on both sides by residential gardens. As such the rear extension would not be visible from the Walmersley Road. Whilst the extension would be visible from side roads and back Walmerlsey Road it would not stand out any more than any of the existing extensions to houses in the row. 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 5.50m past the original rear elevation, 3m would be allowable under permitted development so the council should assess the impact of the additional 3m proposed.

The proposed extension would not project more than 3 metres beyond the rear of No. 183 Walmersley Road complying with guidance contained within SPD 6.

The neighbour at 179 has a stepped rear elevation, the extension would only project 3m past the existing extension of the neighbour however would project much further (approximately 10m) from the set back element to the rear elevation of no.179. The proposal is set back from the boundary with 179 and has a flat roof lessening the

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impact. The extension is located to the North of No. 179 as such the impact of the extension on the sunlight of 179 is minimal and the sunlight available to the room would be much more impacted by No.179 itself. Therefore the level of impact on both sun,light and overshadowing on No.179 would not warrant refusal. Whilst there is a window at the side facing No.179 this would be largely screened by the existing fencing between the properties.

The properties at the rear of the site would not be impacted by the extension due to their distance from the proposals.

**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.

Loss of light, overlooking and privacy have been assessed in the main body of the report. The number of people living at the property are not relevant to this assessment. Where the building materials are stored is not a planning consideration. The plans have been available on the website throughout the application, the neighbour was sent a copy of the plans in any case.

**Recommendation:** Prior Approval Required & Granted

**Conditions and Reasons:**

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| SS                  | 02/05/2025  | DM                      | 02/04/25    |