

DELEGATED REPORT

Report by Jane Langan	Date of report: 08/07/2022	Ref: 68384/FUL
Registration: 27/04/2022	LDFC: 03/06/2022	Expiry Date: 22/06/2022
Site Visit: 30/05/2022	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extensions at side and rear; Loft conversion with dormer extension at rear

Location: 5 York Drive, Ramsbottom, Bury, BL0 9QD

Description

The property is a semi detached house. It has a garden to the front and no off street parking. There is a patio at the side and decking at the rear with a lawn at a lower level that narrows to the rear. The adjoining property is No.7 and to the opposite side is No.3 which is at a slight angle to the site.

The application includes a single storey extension at the side 2.4m out and 3m along to form a store. To the rear a single storey extension would come out 2.97m deep for 4.8m across. To the rear roof slope is proposed a flat roofed dormer to add a bedroom.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

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

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 design - The side extension would have a monopitch roof with a garage type door to the front. The rear extension would also be a monopitch roof with roof lights. Materials would be brick and roof tiles to match the existing house. The dormer would be flat roofed and set below the main ridge. The walls would be in grey tile to match the colour of the existing roof.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 2 to 3 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. The site has no off street parking at present. There is a front garden where it may be possible for the creation of a space should the applicant require it. The area has on street parking and public transport and in this instance then there are not considered to be grounds for refusal with regard to the parking arrangements.

Residential amenity - The side extension would run as blank wall to the side to No.3 which has only a side door and a small obscure glazed window. The existing site door to this side would be replaced with an obscure window.

To the rear the proposed single storey at 2.97m would then project less than 3m from the rear of either adjacent properties with the sides blank wall. Part of the existing decking would be retained to allow level access out from the rear of the extension.

The dormer would face down the site garden which is narrow but lengthy and slopes down.

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There is however an angled boundary with No.3. Whilst the dormer window would be at a higher level it is not considered that there would be any more overlooking than from the existing site windows. A material consideration is also that rear dormers can be constructed under permitted development.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 ZT22-196-00, T22-196-01, ZT22-196-02, ZT22-196-03, ZT22-196-04 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	08/07/22		