

DELEGATED REPORT

Report by Jane Langan	Date of report: 23/10/2020	Ref: 65945/FUL
Registration: 10/09/2020	LDFC: 06/10/2020	Expiry Date: 05/11/2020
Site Visit: 29/09/2020	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at rear with terrace, porch at front, part garage conversion and render to external elevations

Location: 9 Patton Close, Bury, BL9 8PY

Description

The property is a link detached bungalow located at the head of a cul de sac. It has a garden and drive at the front and an attached garage which is linked to the adjacent No. 10. The site garden extends to the side and the rear where the garden is a lengthy triangular plot. The rear elevation has been extended across part with a conservatory. No.10 linked to the site garage extends deeper than the site rear elevation and as blank wall. To the opposite side No.7 sits at an angle to the south and is extended at the rear. The rear boundary of the site borders the rear gardens to 165-171 Parr Lane which are also bungalows.

The application comprises of the addition of a front porch 1.2m deep and 3.3m across. The garage would be converted to a store and utility room. To the rear the conservatory would be removed and a single storey extension 4.3m deep would run 11.2m across. A terrace would extend out from the single storey 2.7m deep and 7.4m across. Existing and new walls would be rendered in an off white cream colour.

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 porch would have a dual pitched roof with solid side walls and glazing to the front. At 1.2m deep it would not project excessively. To the front the garage door would be retained with the roof replaced with a flat raised seam metal one and rooflights added to the existing main roof. Internally the room layout would be altered and a bedroom window added to the west side elevation. There would be a change in the appearance of the property in terms of the render however this is a common finish on the estate and would not be out of character. To the rear the single storey would have two dual pitched roofs with roof lights and a brick feature chimney and further roof lights would be added to the existing rear roof slope. A low terrace would extend from the rear of the extension.

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. This can then require the proposal to provide a maximum of 2 parking spaces in a high access area which the site is within and as existing has 2 spaces.

Residential amenity - The single storey would be set in from the boundary with the link detached No.10 and would project less than 3m from its rear elevation. The terrace would extend out from this however it would be less than 0.3m in height and would not cause any overlooking. No.7 sits side on and to the south of the front elevation of the site therefore the proposed single storey would not have any significant impact. There would be a window to the side elevation to the extension and also one added to the existing side of the house. The side wall of the site is set away from the boundary to No.7 and fencing screens the gardens.

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 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 2.01, 2.02, 2.03 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	23/10/20	DM	30/10/2020