

DELEGATED REPORT

Report by Helen Leach	Date of report: 18/06/2025	Ref: 71897/FUL
Registration: 30/04/2025	LDfC: 10/06/2025	Expiry Date: 25/06/2025
Site Visit: 16/06/2025	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 Side/Rear Extension

Location: 4 Whittingham Drive, Ramsbottom, Bury, BL0 9LZ

Description

The site contains a detached dwelling, which is located on Whittingham Drive. The dwelling is constructed from yellow brick with a tile roof and there is a conservatory at the rear. There are gardens to the front, side and rear. The site is accessed from a private drive off Whittingham Drive and there is parking for 2 vehicles and a double garage.

There are residential properties to all boundaries.

The proposed development involves the erection of a single storey side and rear extension. The existing conservatory would be demolished and replaced by the proposed extension to the north and east of the dwelling.

Relevant Planning History

None relevant.

Publicity

The neighbouring properties were notified by means of a letter on 19 May 2025. There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Development Plan and Policies

H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies 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 - 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 side of the original dwelling with a slight set back behind the principal front elevation, and would be sited over 4 metres from the boundary. The proposed extension is considered to be of a suitable scale and massing and would not overwhelm the original dwelling or the associated residential amenity space.

The proposed hipped roof is considered to be acceptable, and the proposed windows are considered to be suitably aligned. The use of matching materials is appropriate.

It is considered that the proposal would not have a detrimental impact on the character of the dwelling or the street scene and would therefore comply 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 not project beyond the front elevation of the neighbouring properties.
- The proposed rear extension would not project more than 3 metres beyond the rear elevation of No. 6 complying with SPD 6.
- There would be a single window in the side elevation, which faces No. 6. This window would be a secondary window and the existing garage and boundary fence would prevent any overlooking.
- Proposed rear window would be screened by the existing close boarded fencing.

Given the above it is considered that the proposal complies with UDP Policy H2/3 and SPD 6.

Parking - The proposed extension would not impact upon the existing driveway for 2 vehicles and would not add to the number of bedrooms at the property. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan and SPD11.

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 Location plan, TDS-25-196-01, TDS-25-196-02, TDS-25-196-03, TDS-25-196-04 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 and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 18/06/2025		DM 23/6/25	