

DELEGATED REPORT

Report by Jane Langan	Date of report: 08/09/2022	Ref: 68557/FUL
Registration: 14/06/2022	LDfC: 06/09/2022	Expiry Date: 09/08/2022
Site Visit: 25/07/2022	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 front; Front porch; Dormer extension at rear

Location: 12 Carr Bank Avenue, Ramsbottom, Bury, BL0 9DW

Description

The property is a semi detached bungalow. The front elevation has a gable section that projects deeper than that to the party wall side. There is garden to the front and the drive runs along the side where there is an outbuilding. To the rear the property is extended with a conservatory and has a patio then the garden slopes down. Beyond the rear boundary is a pond. The adjoining semi is No.10 and to the rear is extended with a dormer. To the opposite side No.14 is a dormer bungalow of a different design.

The application includes two single storey extensions at the front. One would be to extend the front bedroom 0.9m deep and 2.4m across. A second one would be to the deeper section of the front elevation 0.6m deep and 2.9m across extending the living room. A front porch would also be added 2.7m deep and 1.3m across. To the rear a flat roofed dormer would extend an existing bedroom and wardrobe area in the roof space. The plans also note alterations to the property including cladding to the outbuilding and render to the existing and new walls and re roof of the conservatory.

Relevant Planning History

45357 - Windowless dormer at front; single storey extension at rear - Refused 11/11/2005
45656 - Conservatory at rear ; Front dormer pediment - AC 30/01/2006

Publicity

Surrounding neighbours were notified by letter on 14/07/22. A further notification letter was sent 26/08/22 regarding the amendments to the front extension. 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.

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.

Visual amenity and design - The proposed front extensions would be in the form of two bay type windows extending from the two sections of the front elevation. They would be flat roofed with stone cills and at 0.6m and 0.9m would not project excessively. The porch would be located to the corner of the deeper section of the front coming out 1.3m and running back to the existing elevation and it too would be flat roofed. New and existing walls would be finished in render to match that to sections on the existing house. The proposal would see the property updated and modernised and it would not appear out of character in the street.

To the rear the dormer would be flat roofed the walls clad in composite cladding. It would be visible from a distance as viewed from Springwood Street. The adjoining property has a similar dormer and rear dormers can be constructed under permitted development.

The other alterations on the plans would see the walls rendered, a common domestic finish. To the rear the glazed conservatory roof would be replaced with tiles, a minor alteration and the existing shed improved with overcladding in composite material. There are not considered to be any issues with these alterations.

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. The site can accommodate this level of parking as existing.

Residential amenity - The proposed front extension would not project excessively, at 0.9m, from the front of the adjoining No.10 for it to have any significant impact. There are no properties directly at the rear.

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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 P-01, P-02 Rev A, P03 Rev A, P-04 Rev A 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> JL	<u>Date</u> 08/09/22	<u>Sign off Officer</u>	<u>Date</u>
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