

DELEGATED REPORT

Report by Tom Beirne	Date of report: 25/06/2024	Ref: 70607/FUL
Registration: 28/03/2024	LDfC: 24/06/2024	Expiry Date: 23/05/2024
Site Visit: 24/04/2024	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: Demolition of existing conservatory; Single storey rear extension; raised decking at rear; Conversion and extension to garage and widening of driveway and external alterations

Location: 17 Ashborne Drive, Summerseat, Ramsbottom, Bury, BL9 5PD

Description

The application relates to a detached red brick bungalow at the end of a residential cul-de-sac. Detached garage at the side/rear. The road is open plan with detached properties on either side. No.15 is raised slightly from the plot and No.19 is set down on the other side. The road is characterised by a mix of single and two storey properties finished in red brick, render with some cladding. Land to the rear is open countryside.

The proposal which has been revised since its initial submission, involves the demolition of existing conservatory to the rear and construction of a single storey rear extension, projecting out 5m and running across half the rear elevation 6m with an adjacent raised decked area. There would also be a single storey link extension from the house to the existing garage which would be converted to additional residential space. A small garden room (3.1m by 2.3m) would be attached to the front of the garage.

The existing driveway would be widened from single to double width (without changes to footway/kerb). External alterations and finishes include vertical dark timber and stone cladding on the walls with tiles to match the existing roof.

Relevant Planning History

46063 - Single storey extension at side/rear - Approve with conditions 19/05/2006

Publicity

Immediate neighbours notified by letters dated 04/04/2024 and 13/06/2024 (revised). No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

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), 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 PpE 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 - The extension and decking at the rear would not be viewed from the public arena and would therefore have no impact on visual amenity within the public realm. The alterations, most notably the proposed cladding to the elevations are significant. Whilst they would change the appearance of the bungalow within the streetscape, the alterations would not have a detrimental impact to a property that is not prominent within a streetscape characterised by a mix of property styles and finishes. In terms of visual amenity the proposal is acceptable and complies with UDP Policy H2/3 and guidance within SPD6 Extensions and Alterations.

Residential amenity - Sited between two existing garages on either side of the rear garden, the proposed extension and decking would have no impact on the neighbours on

either side. The other alterations would not have any significant impact on residential amenity. The proposal is acceptable and complies with acceptable and complies with UDP Policy H2/3 and guidance within SPD6 Extensions and Alterations in relation to residential amenity.

Access and parking - The driveway would be widened to improve access and provide parking for at least two cars but would not impact on the existing dropped kerb on the frontage. Complies with UDP Policy H2/3 and guidance within SPD6 Extensions and Alterations in relation to parking.

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 10463_001_1/2, AS00, AL01, AS01, AS02 and AL03 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.
- 3 All areas of hardstanding shall be constructed in porous/permeable material.
Reason. To reduce surface water run-off in the interests of flood protection and pursuant to UDP Policy H2/3 Extensions and Alterations and associated guidance document SPD6.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	25/06/2024	DM -	27/06/2024