

DELEGATED REPORT

Report by Tom Beirne	Date of report: 12/11/2020	Ref: 65981/FUL
Registration: 19/10/2020	LDFC: 12/11/2020	Expiry Date: 14/12/2020
Site Visit: 04/11/2020	Site Notice: 22/10/2020	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at front/side

Location: 129 Manchester Road, Ramsbottom, Bury, BL9 5NL

Description

The application relates to a single storey detached bungalow in the east side of Manchester Road. It is a relatively isolated site to the north of Park Farm Garden Centre. The site slopes up from Manchester Road and is surrounded by open fields. The site is situated in the Green Belt and designated Special Landscape Area. The property has had two small single storey extensions, approved in 2006 and 2014.

It is proposed to add a single storey playroom extension, with a footprint 4m by 5.1m, squaring off the north-west corner of the house. With the walls in brickwork to sill level with glazing above and the roof tiled, the extension would be in keeping with the existing house.

Relevant Planning History

00727/E - Proposed two storey side extension with dormers - Enquiry completed 08/09/2010
44858 - Single storey extension at side; single storey extension at rear - Refused 25/08/2005
45704 - Single storey extension at both sides - Approved 06/02/2006
56896 - Single storey extension at rear - Approved 03/01/2014

Publicity

Site Notice posted and immediate neighbours notified by letter dated 21/10/2020. No objections received.

Statutory/Non-Statutory Consultations

None relevant.

Pre-start Conditions - N/A

Unitary Development Plan and Policies

EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework

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 impact on Green Belt/Special Landscape Area- The proposed extension, measuring 5.1m by 4m, is relatively modest in scale and would not be out of keeping with the existing house in design terms. The house has been extended in the past and the volume of the original building is calculated as approximately 300m³. The extended house would be approximately 400m³ - giving an overall increase of about a third. Given the siting and relationship with the existing house, the extension would preserve the openness and character of the surrounding Green Belt and Special Landscape Area. The proposal is therefore acceptable and complies with the NPPF and UDP Policies H2/3 and OL1/2 in relation to extensions and Green Belt.

Residential amenity - As there are no neighbours in the immediate vicinity, there are no residential amenity issues arising. The proposal is therefore acceptable in terms of residential amenity and complies with UDP Policy H2/3 and guidance in SPD6.

Parking - The extension would not have an impact on parking within the site and therefore

complies with UDP Policy H2/3 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 01, 02 and 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.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	12/11/2020	DM	08/12/20