

DELEGATED REPORT

Report by Jack Livingstone	Date of report: 06/01/2023	Ref: 69081/FUL
Registration: 14/11/2022	LDfC: 21/12/2022	Expiry Date: 09/01/2023
Site Visit: 21/12/2022	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 side/rear extension

Location: 23 Elton Fold Chase, Bury, BL8 1PW

Description

The application relates to a semi-detached, two storey dwelling located on a corner plot of a residential street of similar properties.

The premises has gardens to the front and rear, with a car port to the side. Access to the property is obtained from Elton Fold Chase.

Planning permission is sought for a side and rear extension, including skylights, which would project approximately 2.8 meters to the rear and side.

Relevant Planning History

55312 - Residential development comprising of 111 dwellings, access and associated works | Former Elton Cop Dye Works, Walshaw Road, Bury, BL8 1NG - 26/02/13

Publicity

Neighbours notified by letter dated 29th November 2022. No objections received.

Statutory/Non-Statutory Consultations

N/A.

Pre-start Conditions - N/A.

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

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 side extension would be directly adjacent to the highway, however, the prevailing pattern of nearby residential development is characterised by shallow setbacks between properties. The side extension would, therefore, be in keeping with the surrounding area and is acceptable.

The proposed rear/ side extension are modest in proportion and in keeping with the house and streetscape.

Proposed finishing materials are acceptable and are in keeping with the house and the character of the area.

The extension would restrict access to the rear of the property and SPD6 notes that refuse storage should be considered. The property has a narrow front elevation and limited potential to screen bins. Whilst ideally bins are stored to the rear it is not possible to control where a homeowner may place them and as such is not justified grounds for refusal.

It is considered that the proposals would be acceptable in terms of visual amenity to 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 rear extension would extend approximately 2.8 meters beyond No. 24. This projection is less than the 3 meters that SPD6 deems acceptable from the rear of neighbouring properties. No assessment against the 45 degree line is, therefore, required.
- No proposed side windows would overlook No.24.
- No dwellings to the side or rear.

It is considered that the proposals would be acceptable in terms of residential amenity to UDP Policy H2/3 and SPD 6.

Parking

Approximately 5 meters of driveway would remain for use as a car port. This is in line with the 5 meters required by SPD 6.

The proposal is therefore considered to comply, in terms of parking, with UDP Policy H2/3 and SPD 6.

Recommendation: Approve with Conditions

Conditions and Reasons:

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.

This decision relates to drawings numbered dwg no. 22-09.02 01, dwg no. 22-09.02 02 rev B, dwg no. 22-09.02 03 rev B, and dwg no. 22-09.02 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 listed.

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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

<u>Case Officer</u> Jack Livingstone	<u>Date</u> 06/01/2023	<u>Sign off Officer</u>	<u>Date</u>
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