

DELEGATED REPORT

Report by Mo Warsame	Date of report: 27/05/2025	Ref: 71797/FUL
Registration: 31/03/2025	LDFC: 06/05/2025	Expiry Date: 26/05/2025
Site Visit: 16/05/2025	Site Notice: N/A	Press Date: N/A
10:00:00		
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at side /rear and pergola at rear; Alterations to front porch; Replace part boundary wall at side with fence

Location: 506 Bolton Road West, Ramsbottom, Bury, BL0 9RU

Description

The application relates to a large semi-detached house on a residential road of similar styled properties. Low brick wall and mature beech hedge along the front boundary with an open access point. Neighbours on either side have similar hedging and there are various examples of gates along the road.

Planning permission is sought for a single storey extension at side /rear and a beyond pergola at rear; Alterations to front porch; Replace part boundary wall at side with fence.

The single storey side/rear extension would project 3.9m to the side and 3.1m to the rear, effectively infilling the existing empty space between the existing property and the shared side boundary. The proposed pergola would be directly behind the proposed extension and measure 3.1m by 3.85m and come with a height of 2.25m. The proposed porch would be reduced from 3m² to 2m². Other work include the replacement of part of the boundary fence with similar materials. The proposed extension would have a flat roof to the rear and pitched roof towards the front. The proposal would accommodate a new extended kitchen/dining/living along with office/gym area and a storage.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 10/04/2025. 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 P/E 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

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that complements the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

The proposed single storey side/rear extension would be of a simple and unobtrusive design and would not detract from the character of the dwelling. The proposed pergola and the other external alterations would be considered suitably in scale. The proposed development would match existing materials and not overwhelm the dwelling or result in over development of the associated residential amenity space. It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene

or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential amenity

UDP policy H2/3 and SPD6 seeks to reduce the impact of proposals on the residential amenity of neighbouring properties.

- In terms of overlooking and privacy to the rear, there is more than 14m separation distance between the proposed development and the rear boundary. Furthermore, there would be no properties beyond to the rear.
- There would not be any encroachment on the neighbouring properties following the application of the 45-degree rule. Therefore, the proposed extension would be acceptable in this regard.
- There would be an acceptable amount of private outdoor amenity space.

The proposed extension would be acceptable and comply with UDP Policy H2/3 and associated guidance in SPD6.

Highways

The proposal would not increase the number of bedrooms and given the fact there are no changes to parking layout, it is therefore considered that the parking arrangements are sufficient.

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 dwg no.
BRW-RALA-XX-XX-DR-A-(PL)-0000 P00, dwg no.
BRW-RALA-XX-XX-DR-A-(PL)-0003 P01, dwg no.
RW-RALA-XX-XX-DR-A-(PL)-0004 P01, dwg
no.BRW-RALA-XX-XX-DR-A-(PL)-0005 P00, dwg no.
BRW-RALA-XX-XX-DR-A-(PL)-0005 P01 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>
MW	27/05/2025		