

DELEGATED REPORT

Report by Amanda

Date of report: 24/07/2025

Ref:71989/FUL

Uhunmwagho

Registration: 30/05/2025

LDFC: 04/07/2025

Expiry Date: 25/07/2025

Site Visit: 01/07/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: COM

Stat Class: HOUS

Proposal: Single storey side/rear extension; Render to all elevations: Cladding to front elevation; Extension to vehicular access & driveway

Location: 12 Pinewood Crescent, Ramsbottom, Bury, BL0 9XE

Description

The application relates to a detached bungalow with gardens to the front and rear of the dwelling. There is a hedge along the front boundary with both pedestrian and vehicular access from the highway in front. There is a garage to the north side of the house with a long driveway to the front. At the rear there is a private garden with fences to both side boundaries and a stone wall along the rear. Directly to the rear are open fields.

The proposal is to build a single storey side/rear extension, render to all elevations and cladding to the front elevation. They also intend to extend the existing driveway and access. The extension would be to the north side of the existing dwelling. It would be set back from the existing front elevation by around 350mm and it would measure 2700mm wide. Along the side it would measure 16,400mm and across the rear it would measure around 5888mm. It would be built flush to the existing rear elevation and the roof would be pitched. The side extension would have a flat roof.

The walls would be rendered with white k-render and there would be an area of vertical black cladding to the front and one of the side elevations.

At the front of the site the existing driveway and access would be widened to around 4849mm and the dropped kerb in front would be extended to 4500mm. Part of the hedge along the front would be removed to make way for the extended drive space.

Relevant Planning History

N/A

Publicity

5 neighbours notified on 16/06/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No objections. Conditions and informatives recommended.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
PFE	Places for Everyone
HT2/4	Car Parking and New Development

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 PfE 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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

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.

There are a mixture of two storey houses and bungalows along Pinewood Crescent. It is considered that the proposed development would retain the character of the building when viewed from the highway in front and the extension to the side and rear of the dwelling would be considered to be in keeping with the existing building. As there are other properties that have been rendered along the road the proposed render and black upvc windows would not appear out of character in the immediate vicinity. The design of the proposal is considered acceptable in this location.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- The separation distance to properties to the front would be acceptable in terms of SPD 6.
- There are no properties directly to the rear of the site.
- There would be no extensions to the south side of the property but due to internal rearrangements the existing bathroom and dining room windows to the south side would be replaced with 2 bathroom windows. As both of these windows would be obscurely glazed it is considered that there would not be any significant detrimental impact on residential amenity at no.10 next door.
- There would be no windows on the north side elevation and the extension would be built away from the shared boundary with no.14.
- The proposed render to all elevations and proposed cladding would not have any detrimental impact on residential amenity.
- At the front the driveway would be extended across part of the front of the property to provide 2 spaces, possibly 3. As well as this the dropped kerb in front would be extended by 1600mm. As it would be the existing driveway which would be extended this part of the development would not have any significant detrimental impact on residential amenity in this area.
- The plans show that the new driveway would slope back from the highway in front and an ACO drain would be installed to the front of the proposed extension. There would also be an area of lawn to the front which would act as a natural soakaway within the site.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. There would be on site parking available for two vehicles on the driveway to the front of the site as well as one in the proposed garage. As such the proposed parking arrangements would be considered acceptable in this instance.

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 drawing numbered 1 received on 12/06/2025 and drawing numbered 2A received on 09/07/2025 as modified by the email from Mr Neil Butterworth dated 09/07/2025. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be off-white k-render to all elevations as well as vertical black cladding to part of the front and side elevations, and windows shall be black upvc as stated on the proposed drawing.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 4 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
- 5 The development hereby approved shall not be brought into use unless and until the car parking and boundary alterations indicated on approved plan reference 2 Revision A, incorporating the provision of a footway crossing extension, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development have been implemented.
Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to policy HT2/4 - Car Parking and SPD 11 - Parking Standards in Bury.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 24/07/2025		HL - 24/07/2025	