

DELEGATED REPORT

Report by Amanda

Date of report: 25/07/2025

Ref:71990/FUL

Uhunmwagho

Registration: 02/06/2025

LDfC: 04/07/2025

Expiry Date: 28/07/2025

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: DEL

Stat Class: HOUS

Proposal: Single storey rear extension; Alterations to front driveway

Location: 101 Grange Road, Bury, BL8 2PF

Description

The application relates to a semi-detached bungalow which has been previously extended at the rear. There is a garden to the front with a red brick wall along the front boundary. Access to the site is shared with no.103 Grange Road to the north and both properties have detached garages at the rear of the dwellings. At the rear there is a long garden with mature planting and trees throughout.

The proposal is to build a single storey rear extension and alterations to the front driveway. The extension would measure 8m x 8m with a shallow sloped roof which would have two roof lanterns. There would be a bathroom window installed to the side elevation and to the rear there would be black aluminium bi-fold doors and a wc window. The walls would be finished with white k-render.

At the front the existing driveway would be extended across the front of the house and an ACO drain would be installed along the front boundary. The agent has also advised that they intend to remove part of the front boundary wall and there would be no changes to the existing dropped kerb to the front of the site.

Relevant Planning History

N/A

Publicity

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

Statutory/Non-Statutory Consultations

None

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

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.

The extension would be to the rear of the existing dwelling. As such it would not be readily visible from the highway in front. It would be rendered with white k-rend which would be similar to the finished materials on the existing rear extension. New windows would be black

upvc and there would be black aluminium bi-fold doors to the rear elevation. 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 -

- As the extension would be to the rear of the existing dwelling it would not have any detrimental impact on residential properties to the front.
- The extension would be around 37.5m from the rear site boundary. As such the extension would not have any significant detrimental impact on residential properties to the rear.
- The extension would be built on the north side of an existing extension at the property. As such the position of the extension would not have any significant detrimental effect on residential amenity at no.99 Grange Road, attached on the south side.
- On the north side elevation there would be a bathroom window installed. A condition would be added to the decision stating that this window must remain as obscurely glazed at all times in the future to retain privacy levels between the application property and no.103 Grange Road next door.
- The drawings show that all of the development would be within the site curtilage.
- At the front the drive would be extended across the front of the house to create a second parking space. The drawing shows that it would be paved to match the existing drive and an ACO drain would be installed along the front boundary, so there would be no concerns about excessive surface water running off on to the highway in front.
- The agent has confirmed via email that there would be no change to the existing dropped kerb to the highway in front, but they may remove part of the front boundary wall for easier access to the parking area. The applicant could remove all of the boundary wall should they wish, so this would not have any impact on the decision.

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. The parking arrangements would remain as existing to the rear where there is a detached garage and a parking space in front. There would also be a new drive area created at the front of the site which would accommodate at least one vehicle. There are no parking restrictions to the highway in front and there are public transport routes close by. In this instance the parking arrangements would be acceptable.

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 1/12/2025 and 2/12/2025 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 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 white k-rend to the walls, black upvc windows and black aluminium bi-fold doors.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant 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.
- 4 Before the first occupation of the extension hereby permitted the bathroom window on the side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 25/07/2025		DM - 28/07/2025	