

DELEGATED REPORT

Report by Jane Langan	Date of report: 22/08/2022	Ref: 68529/FUL
Registration: 07/06/2022	LDFC: 21/08/2022	Expiry Date: 02/08/2022
Site Visit: 13/07/2022	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 extension at side with access ramp

Location: 22 Rydal Close, Bury, BL9 9LL

Description

The site is a council property and a semi detached house on a corner plot on a cul de sac. It has garden to the front and north side. To the south side is an enclosed garden and a detached outhouse. The adjoining neighbour is No.22 and its side elevation is attached to the rear elevation to the site. To the rear this property is extended single storey.

The application proposes to remove the outhouse and construct a single storey extension. It would extend 6m out from the south side elevation for 3.7m across and with a disabled access ramp to the garden side.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter on 04/07/22. A further 10 day letter was sent on 11/08/22 as the description was amended to include the ramp and the single storey is to the side not the rear. No responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

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 and design - The proposed extension would have a dual pitched roof with the windows and door with ramp facing to the rear facing into the garden. Whilst the front would be a blank wall the existing outbuilding to be removed is blank brick work and the layout is such that it provides disabled access into the extension and internally from the existing house. Materials are noted as brickwork to match and concrete roof tiles.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not affect any parking arrangements. The works are submitted as adaptations for the disabled needs of the occupier and supporting information has been provided by a suitably qualified person.

Residential amenity - The proposed extension would be located to the south side elevation of the property. Beyond the south boundary hedges screen the side to the neighbouring 24/26 Rydal Close.

To the rear the site is attached to the side elevation to 20 Rydal Close and this property is extended single storey at the rear. The proposed extension would not encroach a 45 degree line from the mid point of the closest window to this neighbouring property. There would be windows and a door in the proposed extension to the side facing in the site garden however it would be set 3m in from the boundary with No.20 and there is screening from fencing.

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There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 01,02,03,04 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.

<u>Case Officer</u> JL	<u>Date</u> 22/08/22	<u>Sign off Officer</u>	<u>Date</u>
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