

DELEGATED REPORT

Report by Jane Langan	Date of report: 03/11/2022	Ref: 68826/FUL
Registration: 24/08/2022	LDfC: 13/10/2022	Expiry Date: 19/10/2022
Site Visit: 24/10/2022	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 extension; First floor side dormer extensions

Location: 431 Holcombe Road, Tottington, Bury, BL8 4HB

Description

The property is a detached dormer bungalow. It is located on a corner plot with a low stone wall with hedges screening the front garden along Holcombe Road and which runs around to the St Austell side where there is a drive and integral garage. To the west side is a garden and patio with planting to the boundaries and a higher stone wall to the footpath. The neighbouring property to the south side is 429 Holcombe Road a two storey detached house. Beyond the west side boundary is 1 St Austell Drive a bungalow.

The application includes extending out to the east and west roof slope with dormer type extensions. They would extend out by 0.8m and 1.1m to the level of the existing ground floor walls creating a two storey dwelling. To the east side which fronts Holcombe Road a single storey extension would project 4.5m for 5.9m across. The extensions would form a living room at ground floor with the existing becoming a dining room. At first floor the existing bedrooms, bathroom and an office would be extended. To the north side a pitched roof open porch would come out 0.5m deeper than the existing covered entrance. To this side it is also propose to add an existing parking space and widen the drive.

Relevant Planning History

01708/E - Proposed second storey with new roofline & single storey extension at side - Enquiry completed 09/05/2018

02513/E - Proposed two/single storey extension at front, first floor extension to existing dwelling including alterations to roof - Enquiry completed 13/05/2021

65773 - Two storey extension at front/side, pitched roof to existing rear dormer and alterations to existing elevations - Withdrawn 03/09/2020

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions for the implementation of the parking arrangements and materials storage.

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 - 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 immediate area is characterised by detached properties which are of various designs, in a mix of materials and both two storey houses and bungalows. The site is located on a corner plot and has two very visible elevations. The proposal would see the elevation along the main road, Holcombe Road, extended up to a two storey frontage with two hipped dormer type roof extensions which would sit below the main ridge. It would appear as a well balanced frontage. The ground floor would extended out single storey to this elevation with a hipped roof. The property is set back from the road and well screened by hedges. and the proposed single storey would not appear intrusive. The west elevation to the rear

would replicate this design. The north side elevation faces on to St Austell Drive and is where the entrance and drive is located. This would also be a two storey elevation with the hipped roof extensions sitting below the main ridge of the central gable wall. The entrance would be an open pitched roof porch. Materials for the extensions would be off white render to the walls, with the exception of the south elevation which would be retained as brick with render returns. The roof would be finished in single cambered grey clay tiles.

In conclusion, the proposal is considered to be of good design, in keeping with the existing property and the character of the area, and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The site as existing has a drive to the north side and which is sub standard in length at approximately 4.6m. The proposal includes widening the drive to allow a further parking space and surfacing in porous materials. The proposal would then improve the current off street parking arrangements. In addition the area also has on street parking and there is public transport available. As such the parking arrangements are considered sufficient.

Residential amenity - 429 Holcombe Road is located to the side and faces on to Holcombe Road. It is a two storey house which is separated by its drive which runs along the side to the site. The proposed increase in the first floor of the site, with the addition of the roof extensions, would be located to the north of this neighbouring property and to its side. The proposal would not then cause any significant loss of light or overshadowing to the principle windows or garden area to this neighbouring property.

The other neighbouring property that borders the site is 1 St Austell Drive a bungalow which sits side on to the garden of the site. It has a side gable wall with one window to the top. The site has dormer windows facing towards this property as existing to a bathroom, study then bedroom. The proposal would see the same room windows which would come closer to the site boundary by 1.1m. It would be the non habitable rooms that would face the side gable of No.1 with approximately 6.5-7m to the boundary. As existing it is the case that the gable to this property is close to the site boundary and it is its window that overlooks the site. As such there would be no significant change in privacy levels to the situation as existing. The plans note the proposed bathroom window to be obscure glazed. In terms of light then SPD6 does afford limited weight to side windows and the Design & Access Statement notes with a diagram plan that the proposed roof extension to the side to No.1 would not encroach the 25 degree line from the gable window to this neighbouring property. As such it would not cause any significant loss of light.

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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 HLR-RALA-XX-XX-DR-A-(PL)-0000 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0001 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0002 Rev P01, LR-RALA-XX-XX-DR-A-(PL)-0003 Rev P01, HLR-RALA-XX-XX-DR-A-(PL)-0004 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0006 Rev P00 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.
- 3 The access alterations and car parking arrangements indicated on approved plan reference HLR-RALA-XX-XX-DR-A-(PL)-0004 Revision P00, incorporating the provision of a new footway crossing extension incorporating edging to demarcate the limits of the adopted highway and hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be provided to the satisfaction of the Local Planning Authority prior to the extended drive hereby approved being brought into use and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	03/11/22	DM	04/11/2022