

DELEGATED REPORT

Report by Jane Langan	Date of report: 26/10/2023	Ref: 70001/FUL
Registration: 18/09/2023	LDFC: 12/10/2023	Expiry Date: 13/11/2023
Site Visit: 11/10/2023	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Increase in roof height to provide first floor accommodation with dormers at side; Garage extension at side with front dormer extension above and first floor extension at rear with Juliette balcony; Single storey extensions to front and side

Location: 27 Stretton Road, Ramsbottom, Bury, BL0 9SX

Description

The property is a detached bungalow located on a residential estate. It has garden to the front and a drive which runs along the side leading to a detached garage. To the rear is a fenced garden that borders the rear garden to 34 Southfield Road and a small section of No.36, semi detached bungalows. The neighbouring property to the south side is No.29, a bungalow with a drive alongside that to the site and then an outbuilding. To the opposite side No.25 is also a bungalow, at a slightly higher level and extended single storey at the rear. It has a drive and detached garage along the site boundary.

The application proposes to create accommodation at first floor and includes raising the ridge roof height by 1.56m. An extension to the south side, including accommodation in the roof space, would come 3.5m out at the side and run for 7.1m along from the existing rear elevation. The end 1.8m length to the front would open at ground floor with the overhanging first floor supported by a pillar. The ground floor would form a garage with a bedroom above and a front dormer over. At ground floor the garage would extend as single storey for a further 9.5m beyond the rear elevation and for 5m across. To the opposite side a single storey would come out 2.2m for 3.7m along set back from the frontage and forming an air source heat pump room. To the front an entrance porch would come out 1.98m deep for 3.6m across.

Relevant Planning History

None. The applicant entered into pre application advice prior to submission.

Publicity

Surrounding neighbours were notified by letter and one response has been received from a nearby neighbour. Their concerns in summary are :-

- Due to additional floor loss of privacy to our house and garden.
- Large build will cause significant ongoing disruption.
- Already a high concentration of vehicles in this section of Stretton Road. Concerned that with the additional large vehicles, either vehicles will not be able to pass safely or we will lose the amenity of the pavement.

Levels of noise that will be created.

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 - 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 street that the site is located on is characterised by bungalows and many have accommodation in the roof space including dormers. The site property is a detached bungalow which sits between two other semi detached bungalows. No.29 to the south side and No.25 to the opposite side, which is at a slightly higher level. A street scene elevation has been provided with building heights and with the increase in roof height the site would be lower than the adjacent No.25 and have a ridge height around the same as No.29. The eaves would see an approximate 0.2m increase in height. As such, in terms of the street scene, the proposal would not result in an intrusive feature.

The proposed main roof would be a dual pitched roof and the single storey entrance at the front would also have a dual pitched roof. The north side roof slope would have 3 dormers, two at 3.4m wide and the middle one at 1.7m. The first dormer would be set back 1.4m from the front elevation.

To the south side the extension would be set back approximately 5.5m from the main frontage and the roof would be pitched with the gable wall to the side. The front slope would have a pitched roof dormer 2.9m wide. To the rear the roof would extend out at first floor to form a gable with Juliette balcony window. The single storey projecting from the rear elevation would be flat roofed to 3.1m in height. Materials would be existing and new walls in off white render and the roof in dark grey slates. The dormer walls would be clad in zinc, a material not uncommon to dormers where taking a modern approach.

The immediate area is characterised by bungalows and many have accommodation in the roof space including dormers and full render to properties is not uncommon. In conclusion, the proposal is considered acceptable in its size, design and materials and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 2 to 3 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 2 parking spaces. The site as existing has a drive to the front and along the side and following the proposed side extension there would be a remaining drive length of 12m which would accommodate 2 vehicles. There is also a flagged area in the front garden and there may be potential for further parking if the applicant should require it. The area has on street parking and there is also public transport available. In this instance then the parking arrangements are sufficient.

Residential amenity - No.25 is the neighbouring property to the side that would have the 3 dormers. Two are to bedrooms and one to a landing. As there would be bedroom windows to the main aspects, at the front and rear, the dormer windows would be secondary and the plans note them to be obscure glazed. A condition is added for this to be retained. The ground floor would have one window to the kitchen along the side which would be set 2.2m in from the boundary. No.25 has a plain window to its side elevation and ground floor windows can be screened by fencing if required.

To the opposite side to No.29 the first floor side gable elevation of the proposal would be blank wall as would the side to the single storey. No.29 has a drive and then outbuildings that run along the boundary with the site.

To the rear there would be a distance of 9.6m from the proposed first floor habitable room windows to the boundary which would be sufficient to comply with SPD6 Aspect Standards. The garage extension would extend up to the rear boundary and for 4.99m and be to a height of 3.1m. It would have a larger footprint but would be in the general area of the detached garage it would replace and at 3.1m would not be an excessive height at 3.1m for a single storey extension.

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.

Response to objection - The proposal complies with SPD6 Aspect Standards which are set out in order to maintain adequate privacy distances and avoid overbearing relationships. Disturbance during building works is not a planning matter. Any noise related issues would be dealt with, where appropriate, under Environmental Legislation. Planning cannot control on street parking. A standard condition for the storage of materials within the site is added.

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 frank 01 revised plan received 23/10/23 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 Before the first occupation of the extension hereby permitted the 3 dormer windows to the north side roof slope shall, as noted on the approved plans, 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.
- 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	26/10/23	DM 06/11/23	