

DELEGATED REPORT

Report by Jane Langan	Date of report: 05/08/2025	Ref: 72067/FUL
Registration: 17/06/2025	LDfC: 25/07/2025	Expiry Date: 12/08/2025
Site Visit: 28/07/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey extension at side and extension of existing driveway

Location: 21 Grindsbrook Road, Radcliffe, Manchester, M26 4JS

Description

The property is a two storey semi detached house located on a corner plot. It has a drive to the front and to the side has been extended with a conservatory in front of which is a shed. A low boundary wall extends across the front and side/rear garden boundary and hedges to the rear of the wall screens the gardens.

The application proposes the removal of the conservatory and construction of a side extension to form a garage with first floor storage above. The extension would come 5.95m out at the side from the front elevation and run along for 6.95m to be level with the existing rear elevation. The front roof slope would include a pitched roof dormer 2.4m wide. The existing drive would be extended out at the side.

Relevant Planning History

None.

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 car parking alterations and storage of construction materials.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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.

Visual amenity and design - The criteria set out within SPD6 for extensions on corner plots is that they should not cover more than half the available width or leave a minimum 2m gap between the extension and the public footpath in order that they do not have a harmful impact on the street scene. In this case there would be a minimum 2m gap at the closest point with the boundary to the public footpath on Saville Road.

The proposed extension would have a pitched roof with the side a gable wall. Materials would be brickwork and roof tiles to match the existing. The front roof slope would be a steeper pitch to the rear and contain a dormer. At 2.4m wide with a dual pitched roof the dormer would not appear disproportionately large within the new roof slope. The walls would be tile hung and the roof tiled to match the main roof. Whilst pitched roof dormers are not a particular feature in the area that proposed is considered to be appropriate in its size, design and materials.

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 increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The property would remain as a 3 bed. As the proposed extension would be built on part of the drive along the side the proposal includes the widening of the drive at the front and the with surfacing in porous materials. The conditions for the implementation of the parking alterations and the storage of materials, as recommended by Highways, are added.

Residential amenity - The property is located on a corner plot with the proposed extension to the side that borders footpath at the entrance into Saville Road. As such there are no neighbouring properties in close enough proximity for the proposal to have any significant impact.

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 1, 2A 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 and Places for Everyone Joint Development Plan listed.
- 3 The development hereby approved shall not be brought into use unless and until the car parking alterations indicated on approved plan reference 2 Revision A, incorporating the retention of the existing single footway crossing and boundary wall and hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented to the satisfaction of the Local Planning Authority.
Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway 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> JL	<u>Date</u> 05/08/25	<u>Sign off Officer</u> DM - 08/08/2025	<u>Date</u>
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