

## **Description**

The property is a detached bungalow with garden to the front and a pedestrian gate and path up to the entrance. To the rear the property is extended single storey flat roofed and with a glazed lean to. To the rear is a garden with fencing and planting along the boundaries. To the north corner of the rear garden is a path that leads to a detached garage and then on to the road between 327 & 325 Manchester Road and this then accesses on to the main road. Beyond the rear boundary is open land and the site and the surrounding area is within the Green Belt.

The neighbouring property to the south side is No.339 a detached bungalow and its rear elevation is around level with the rear of the single storey to the site. To the opposite side No.327 is also a bungalow and has a section that extends significantly past the rear of the site and has garden to the shared boundary. The property is screened from the site garden by fencing and planting.

The application includes :-

- A single storey front porch extension 2.7m deep and 3m wide
- The existing front bays removed and windows built flat and flush
- The hipped roof extended to a gable to both sides and the ridge height increased a maximum of 0.5m
- To the front roof slope two pitched roof dormers each 1.6m wide.
- To the rear a flat roofed dormer to extend across the majority of the roof slope.
- The rear conservatory removed and a single storey flat roofed extension projecting 4.88m from the original rear elevation of the property to come level with the existing single storey. It would have a canopy that would project out a further 0.9m.
- New and existing walls would be finished in off white render.

Internal alterations and the rear extension would see living accommodation and two bedrooms at ground floor and an additional bedroom with ensuite and wardrobe in the extended roof space. The proposal has been revised from that as originally submitted to remove a two storey front extension and replace with front dormers.

## **Relevant Planning History**

None.

## **Publicity**

Surrounding neighbours were notified by letter on 20/07/23. A further 10 day letter was sent 16/08/23 with regard to the revised design and front dormers. No responses have been received.

## **Statutory/Non-Statutory Consultations**

None.

**Pre-start Conditions** - Not relevant.

## **Unitary Development Plan and Policies**

<SQLDCPolicyComRep>

## **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.

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. In addition to this SPD6 states that extensions of existing dwellings in the Green Belt should not result in disproportionate additions over and above the size of the original dwelling. In general an extensions up to a third of the volume of the original dwelling may be acceptable however, each proposal will be considered on its own merits.

**Green Belt** - The planning statement notes the volume increase to be 61% which would then exceed the advice given within SPD 6 and therefore has the potential to have a significant impact on the openness of the Green Belt. The statement notes as justification that the property is ribbon development along the road side and set well back from the main road at approximately 20m. It is a dated 2 bed bungalow in need of updating and the bungalows either side have been extended. Both have gable roof designs and 339 has been rendered.

It is the case that the site property is located along a main road and is one in a row of 3 bungalows that face on to Manchester Road at this particular section. Continuing along north there are further bungalows and a hotel. The proposed increase in height would not be significant at 0.5m, the adjacent 339 has been granted a recent prior approval for an additional storey to a maximum height of 8.2m (68668 22/09/22) although works have not yet commenced. The Green Belt is extensive in this area of the borough and washes over open land an numerous villages. Given the site position along a main road, and not an open rural setting, it is not considered that in this instance, and at this particular location, the proposal would impact on the basic character and appearance or openness of the Green Belt.

**Visual amenity and design** - The property as existing is in red brick with two curved bays and a flat roofed porch. The proposal would see a significant change in the appearance of the house. The roof would have a hip to gable extension to each side and this would not be out of character with the adjacent properties having gables. To the front roof slope two pitched roof dormers would be added. At 1.6m wide each they would not occupy a disproportionate area of the roof slope and would be positioned to align with the windows beneath. The frontage would be flush with the bays removed and the front porch centrally located with a dual pitch roof. The rendering the walls off white would not be out of character with the adjacent No.339 finished in render. The roof would be in smooth grey tiles. In terms of the street scene the proposal would provide the property with a modern and updated appearance.

To the rear the single storey would be flat roofed with two lantern lights. The dormer would be flat roofed and set in from the side walls by 0.5m. Windows would be located to the rear and include a Juliette balcony window. The walls to the dormer would be finished in render and it was suggested to the agent that a more contrasting material to the ground floor extension be considered. The applicant does however wish to proceed with render. Located to the rear the dormer would not be visible from the main street view and therefore there are not considered to be grounds for refusal and materials are a personal choice.

The proposal is considered acceptable 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 garage to the north west corner along the path that runs at the back of the garden. The application notes this is to be used for parking and within the submitted red edge. There would then be sufficient parking available. Some of the properties have vehicular access off Manchester Road and there would be room within the site front garden however this would have to be subject to a planning application and highways approval. There is also public transport available in the immediate area.

**Residential amenity** - The hip to gable roof extension would run adjacent the gables to the bungalows to each side. There would be windows to the top of each side gable which the plans note as obscure glazed. A condition for this to be retained is added.

The rear dormer would face down the site garden and there would be in excess of 7m, approximately 33m, to the rear boundary and there are no properties to the rear.

The single storey would be to the side to No.327 and would not project more than 3m from the rear of the elevation closest to the shared boundary and the rest of the property extends significantly past the rear of the site.

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.