

**Ward:** Bury West - Elton

Item 03

**Applicant:** Mr Tamoor Tariq

**Location:** 1 Rollesby Close, Bury, BL8 1EW

**Proposal:** Two storey front extension; Single storey rear extension

**Application Ref:** 67461/Full

**Target Date:** 18/10/2021

**Recommendation:** Approve with Conditions

**This application is to be considered by the Planning Control Committee due to the applicant being a Councillor.**

### **Description**

The application relates to a two storey brick built detached house located on a corner plot on an estate that consists of mainly detached houses of varying designs. There is a drive at the front leading to an integral garage and garden to the front, side and rear. Conifer hedge to the front and timber panelled fence at the side.

The immediate neighbour at No. 3 is the adjacent house set forward from the application house. There is a side path between the two properties and a 1.7m approx fence separates the rear gardens. The main rear elevation is set back 3.8m from that of No.1 and has a conservatory at the rear. Closest window to the boundary with No.1 at ground floor is a dining room window. The property to the rear is set side on and separated by a footpath.

The proposal involves a two storey extension projecting out 2.5m and running across the front elevation. At the front corner, close to the boundary with Trimmingham Drive, the extension would be set back 500mm at ground floor and 1m at first floor. The extension would allow increased lounge area at ground floor and larger bedroom at first floor. In design terms the new front elevation would comprise two gables and the house would be finished in a off white render.

At the rear the proposed single storey extension would project out 3m from the rear elevation and run across the 8m. There would be a gap of approximately 4m to the shared side boundary with No.3 Rollesby Close. It would have a mono-pitched roof to a maximum height of 3.4m. It would facilitate an extended kitchen/dining area at the rear of the house.

### **Relevant Planning History**

02612/E - Two storey front, single storey rear extension. - Enquiry completed 29/07/2021

50492 - Two storey extension at side. single storey extension at rear of garage - Approved 10/10/2008

### **Publicity**

Immediate neighbours notified by letter dated 09/09/2021. No objections received.

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

**Traffic Section** - No objection subject to conditions.

**Pre-start Conditions** - N/A

### **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.

**Visual amenity** - In terms of design and scale, the extensions are generally in keeping with the existing house. In terms of appearance, the house would be rendered along with the extensions, giving a consistent finish.

In terms of the impact on the streetscape, current guidance suggests that on corner plots, side extensions should normally allow a gap of 2m from the built form to the boundary with the public highway to the side. A lesser setback may be acceptable where the site is well screened or where the prevailing pattern of development in the locality is typified by relatively shallow frontages.

In the case of this scheme, the curvature of the boundary with the footway means that the front corner and rear corner of the dwelling would be closest to the highway. At the front corner, the gap from the two storey extension would be approximately 1 metre. At the rear corner the gap from the single storey extension to the side boundary would be 1.3m. These separation distances are less than suggested in current guidance in SPD6 although in mitigation, the gap increases to over 2m down the side of the house where the boundary curves out. The gap at the side to the existing hedge and the ground and first floor set backs at the front corner together are considered acceptable mitigation and makes the scheme compliant in terms of Policy H2/3 and associated guidance.

**Residential amenity** - Given that the nearest neighbour, at No.3 Rollesby Close is set forward from the applicant's house with a blank wall facing the front extension, the impact on neighbour amenity at the front is not significant. At the rear, the single storey extension is set away from the shared side boundary with this neighbour and with no windows directly overlooking, the impact on amenity would be minimal. In terms of residential amenity, the proposal is acceptable and complies with UDP Policy H2/3 and associated guidance in supplementary Planning Document 6 relating to extensions and alterations.

**Parking and Access** - The existing access would be made slightly wider and a new driveway made from porous materials to allow adequate surface water drainage. It would provide parking for a minimum of two cars. There would be suitable conditions to protect the existing streetlight on the footpath at the front of the site and to minimise impact of construction. This is considered to be acceptable and complies with UDP Policy H2/3 Alterations and Extensions.

### **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 the application process 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.

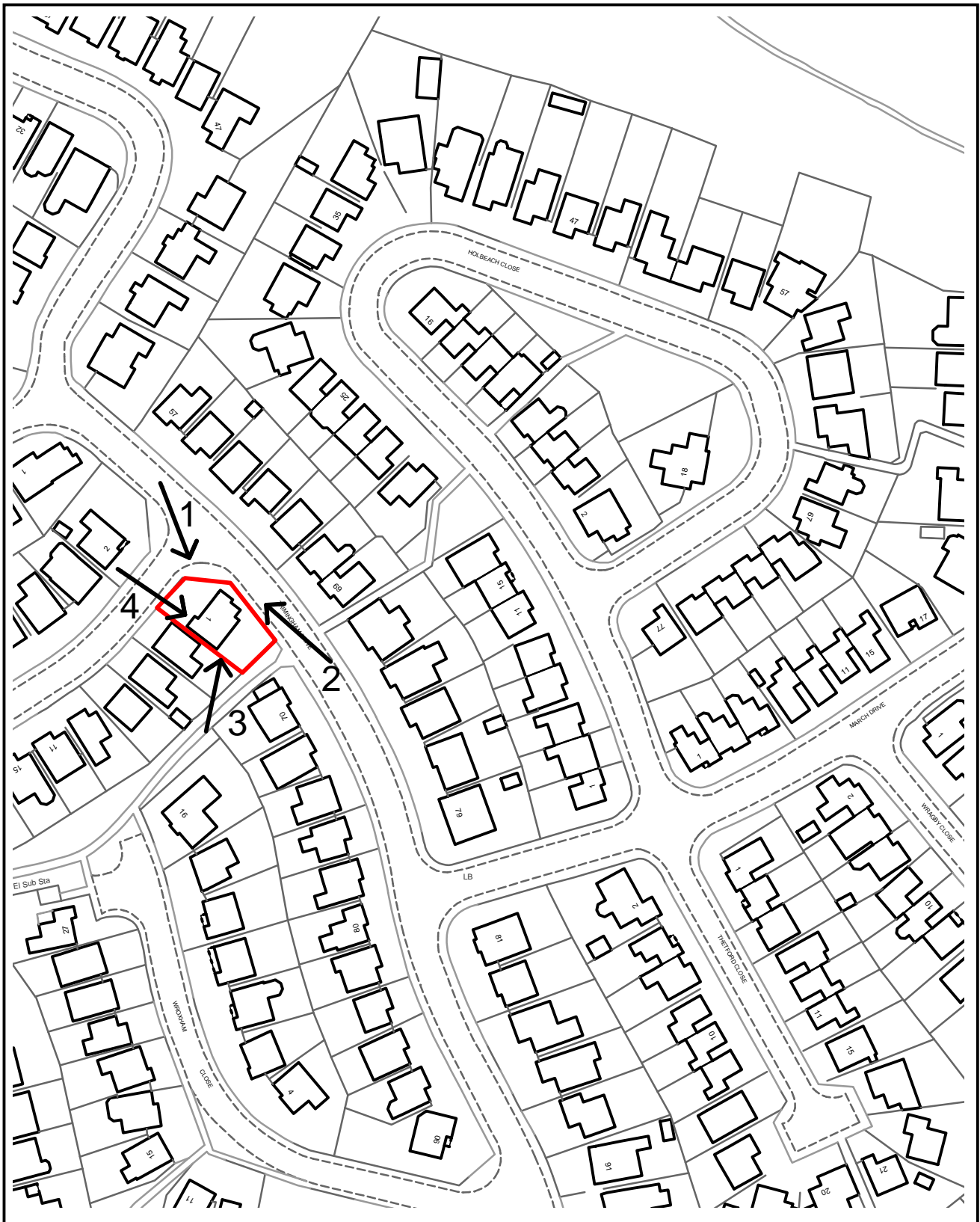
**Recommendation:** Approve with Conditions

## Conditions/ 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 existing drawings numbered 21/659/01, 02 and 03 and revised plans - site plan, 04A, 06A and 07 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 development hereby approved shall not be commenced unless and until facilities for the storage on site of construction materials have been provided to the satisfaction of the Local Planning Authority. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period and the area identified shall not be used for any other purposes other than the storage of construction materials.  
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.
4. The formation of the new vehicular access and driveway indicated on the approved plans, incorporating the provision of a footway crossing extension of a width and in a position to be agreed on site prior to commencement of the development clear of the adjacent street lighting column, widened driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway, and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to an agreed specification and to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied/ being brought into use.  
Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to UDP Policy H2/3 Extensions and Alterations.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

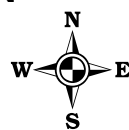
# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 67461**

**ADDRESS: 1 Rollesby Close Bury**



**Bury**  
COUNCIL

**Planning, Environmental and Regulatory Services**

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67461

Photo 1



Photo 2





67461

Photo 3

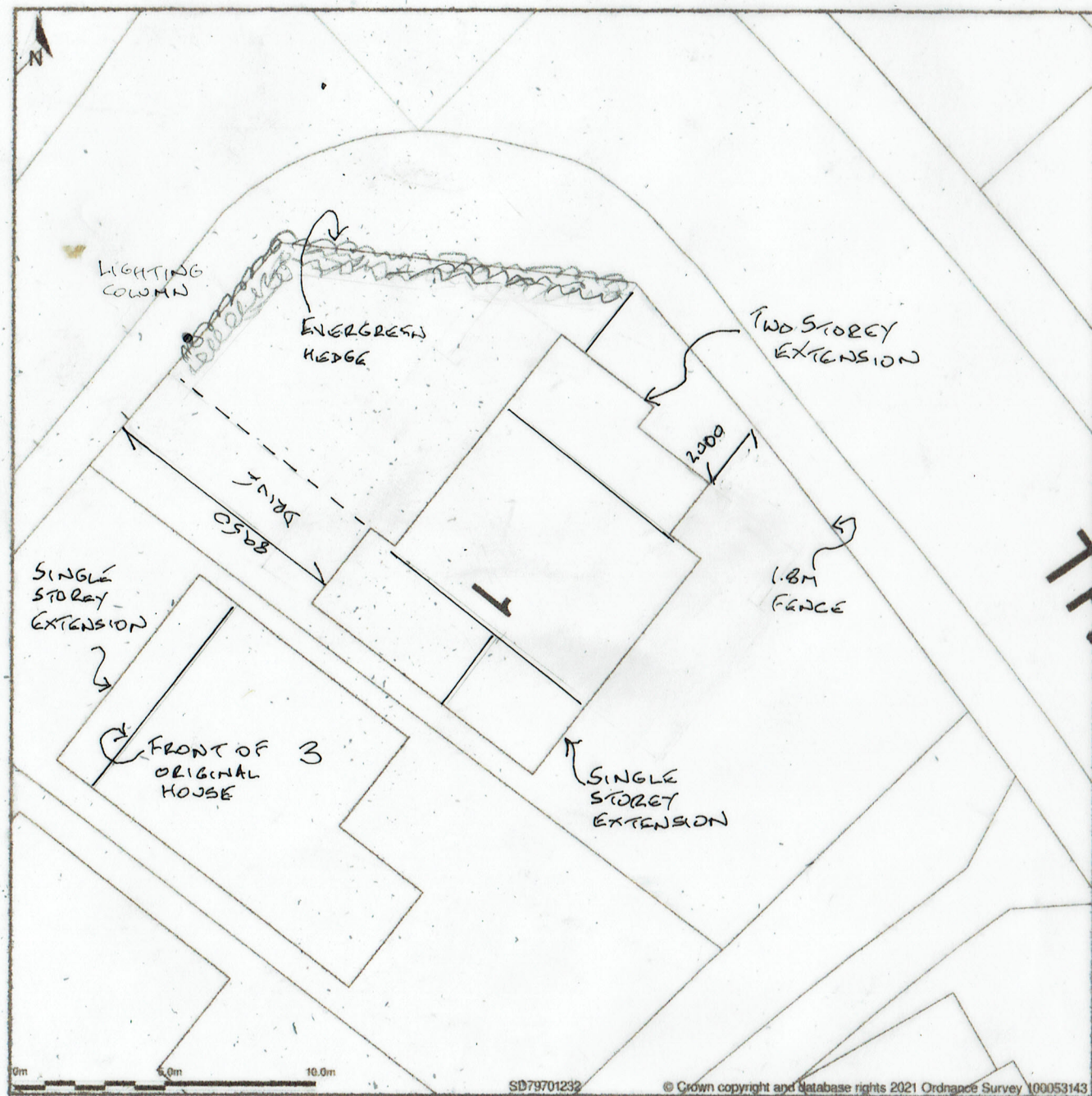


Photo 4





1, Rollesby Close, Bury, BL8 1EW



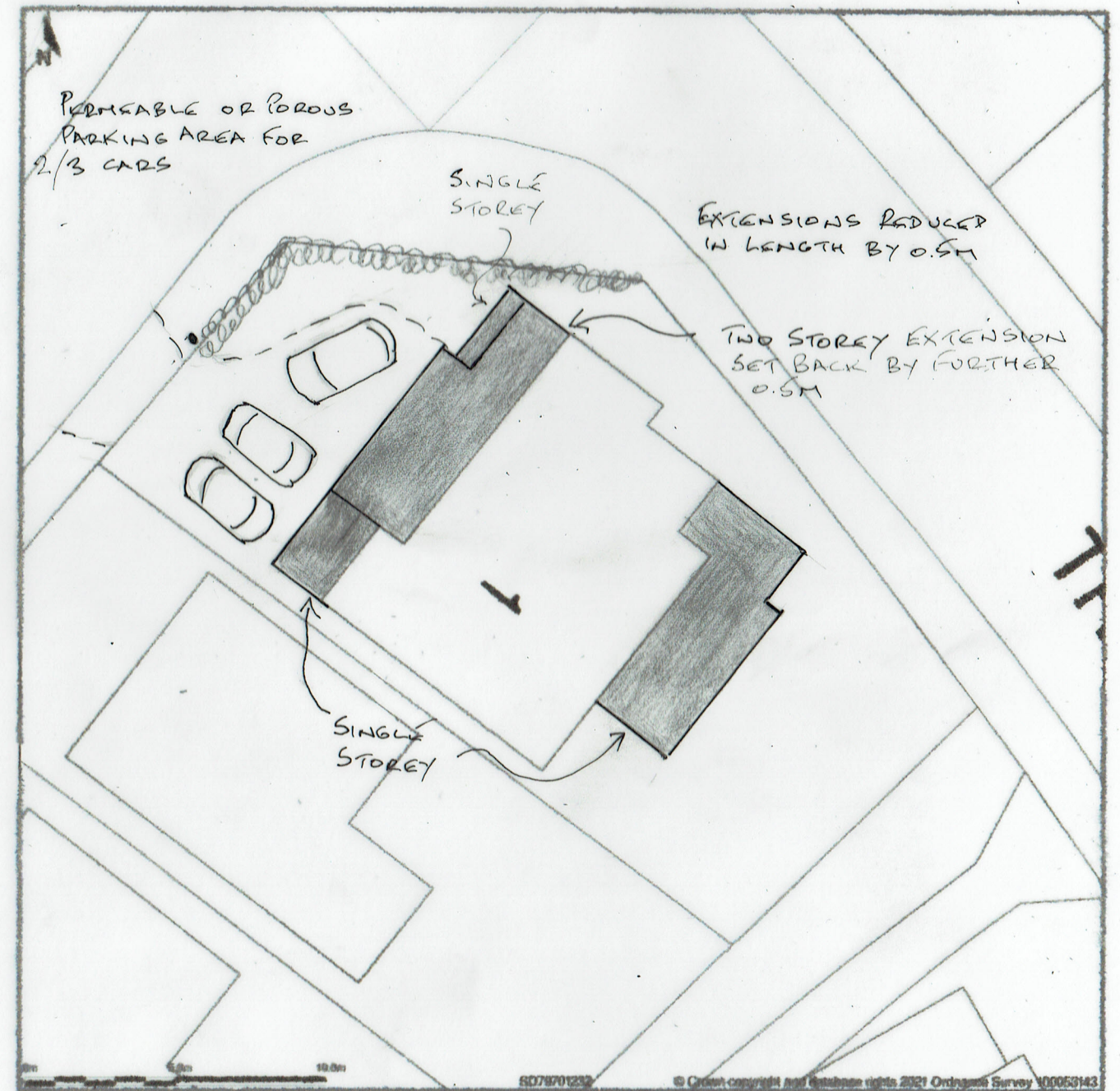
Block Plan shows area bounded by: 379687.43, 412303.22 379723.43, 412339.22 (at a scale of 1:200), OSGridRef: SD79701232. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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EXISTING SITE PLAN

1, Rollesby Close, Bury, BL8 1EW



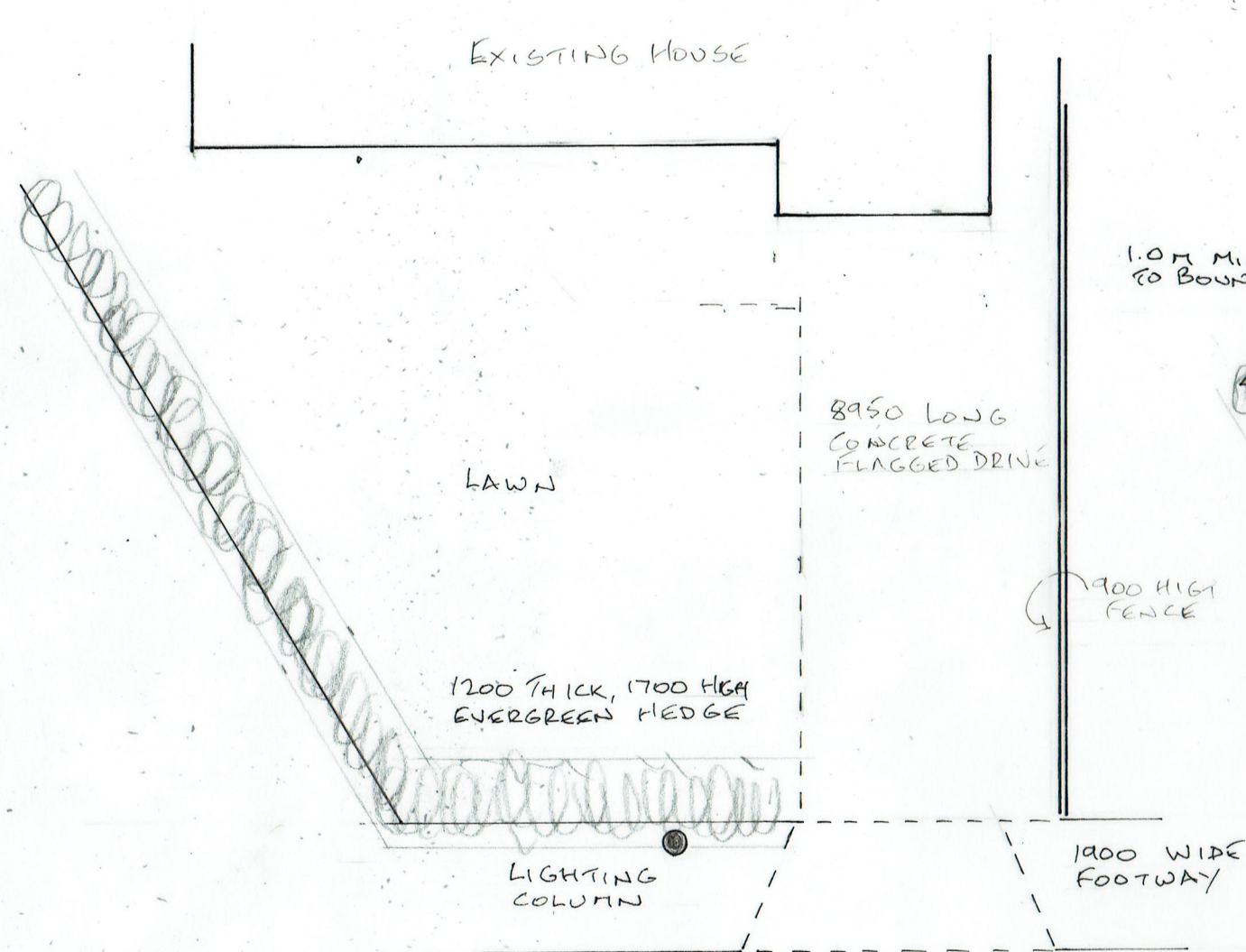
Block Plan shows area bounded by: 379687.43, 412303.22 379723.43, 412339.22 (at a scale of 1:200), OSGridRef: SD79701232. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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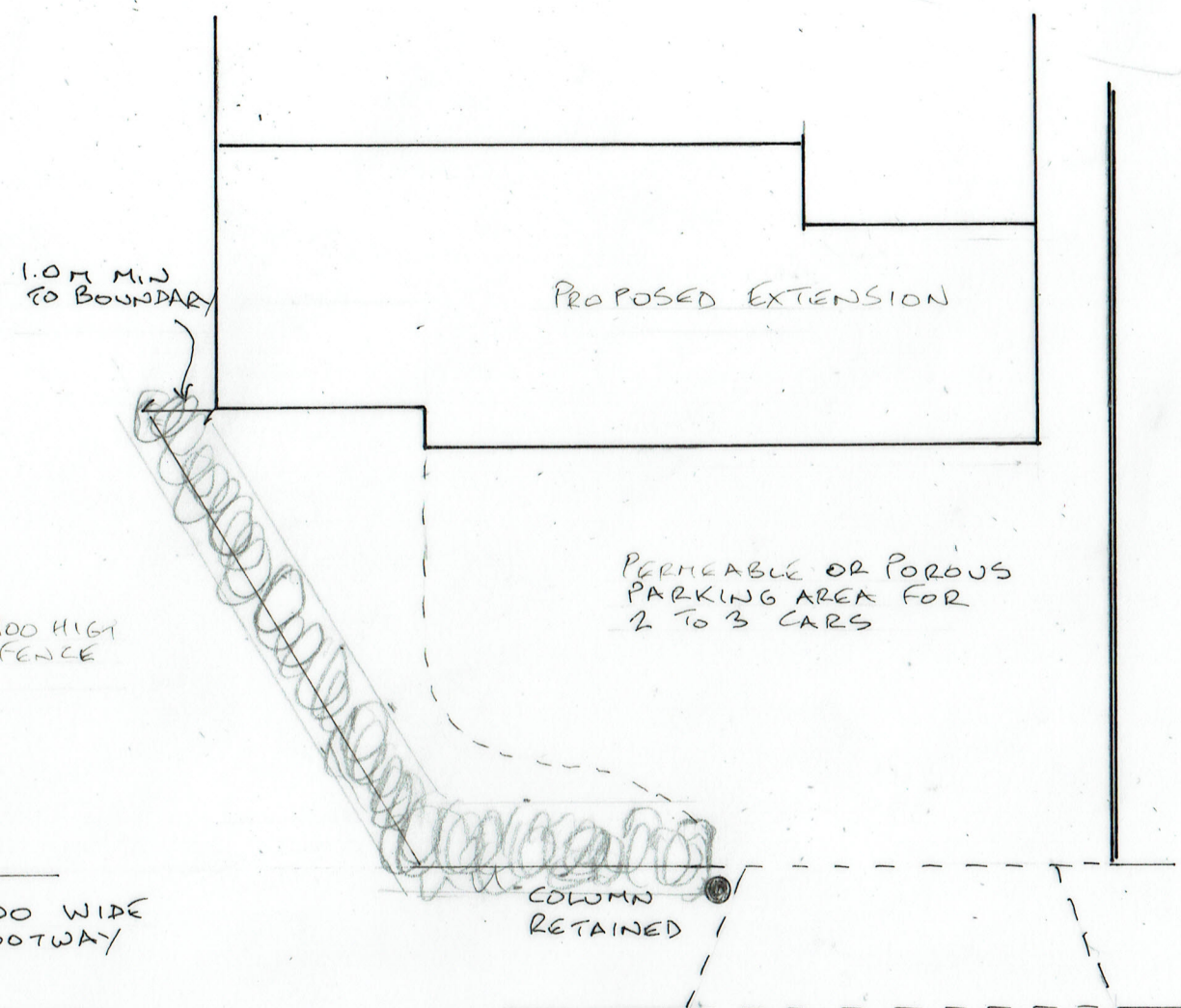
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PROPOSED SITE PLAN (REVISED 14/10/2021)





EXISTING PLAN



PROPOSED PLAN

7 DRIVEWAY PLANS

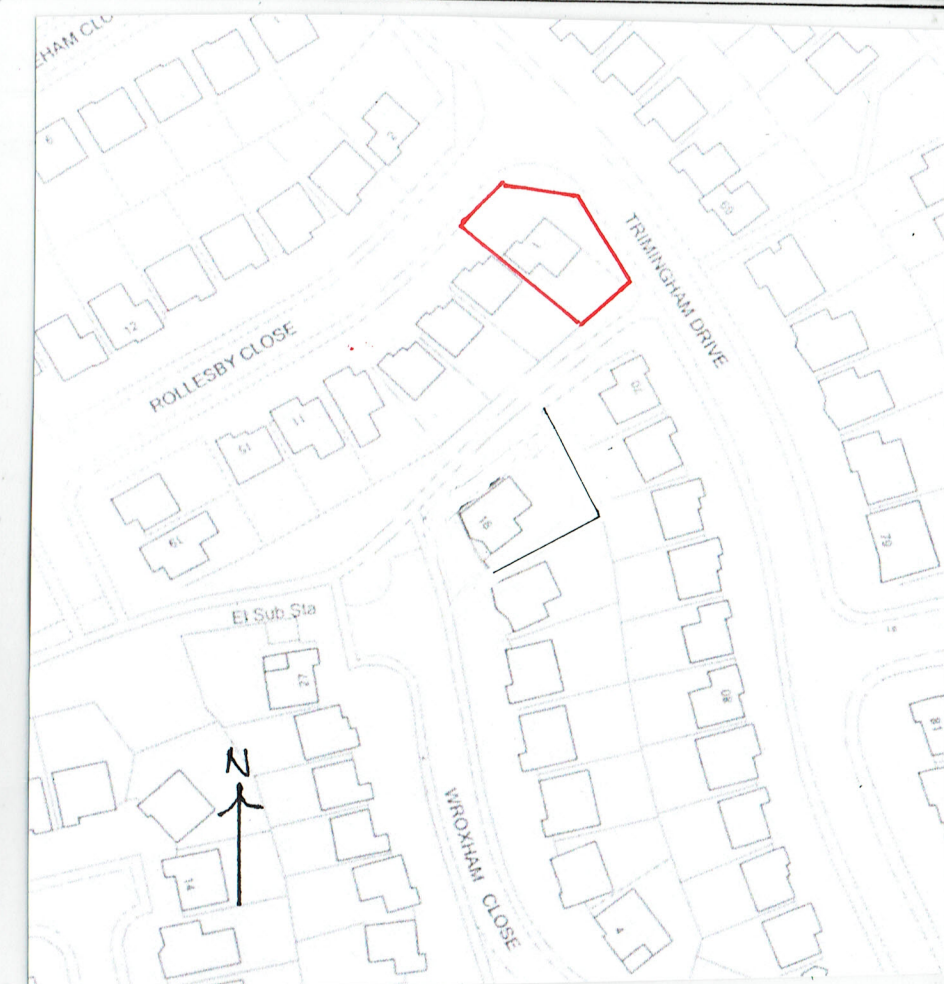
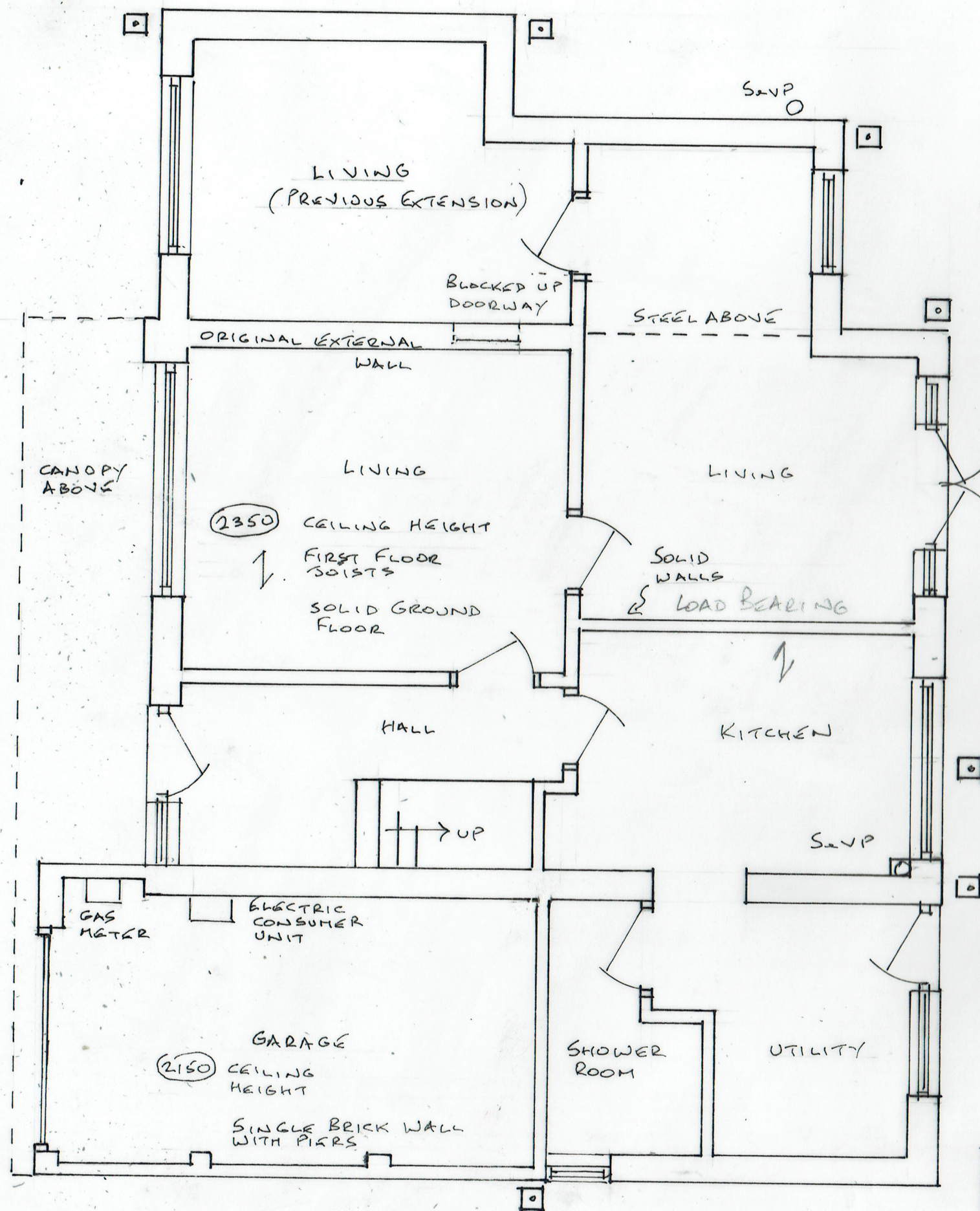
0 ——— METRES ——— 5  
SCALE 1:100 @ A3

14/10/2021

21/659/07

TWO STOREY FRONT EXTENSION  
1 ROLLESBY CLOSE, BURY BL8 1EW





LOCATION PLAN (1:1250)

1. EXISTING GROUND FLOOR PLAN

19/08/2021

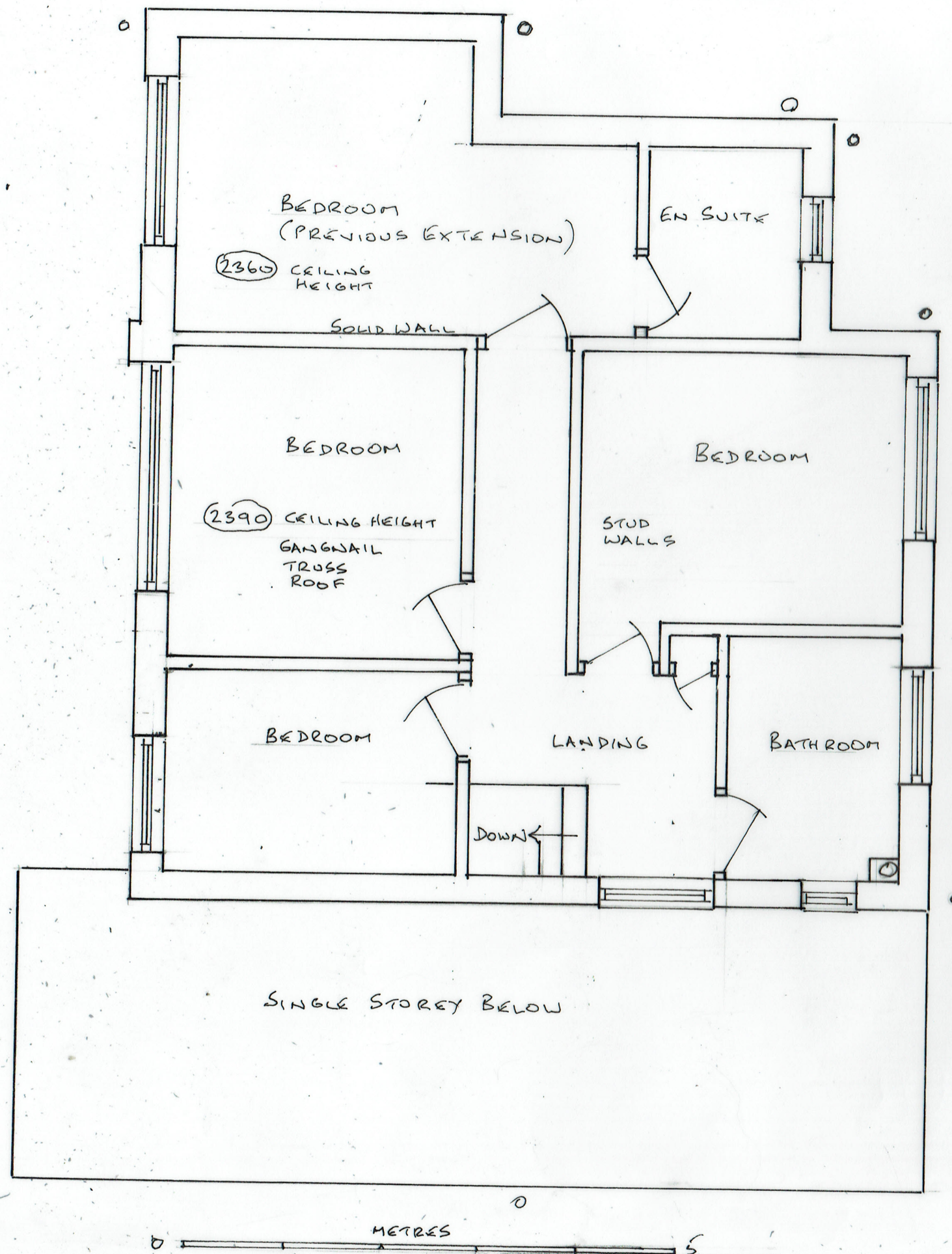
21/659/01

TWO STOREY FRONT  
SINGLE STOREY REAR EXTENSIONS  
1 ROLLESBY CLOSE, BURY BL8 1EW

950' HIGH BOUNDARY FENCE

SCALE 1:500 A3





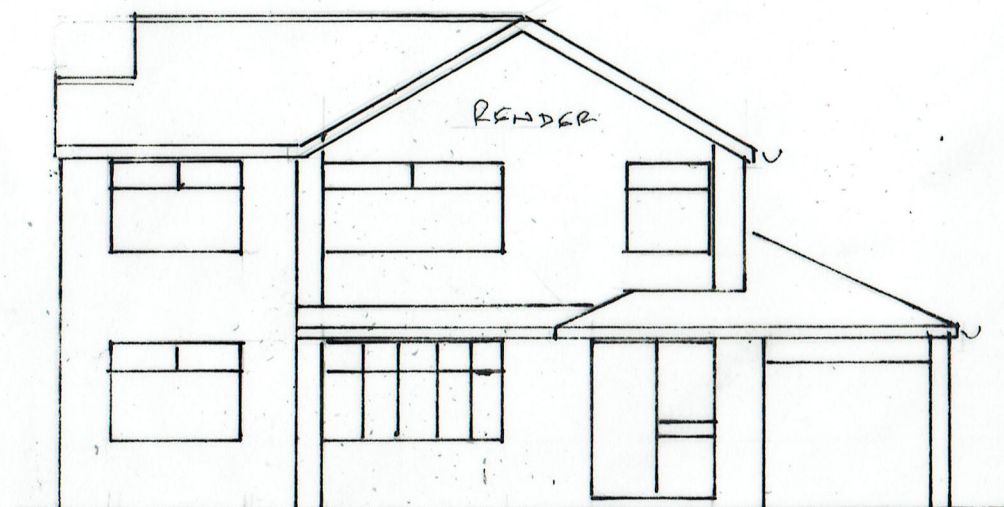
## 2 EXISTING FIRST FLOOR PLAN

19/08/2021

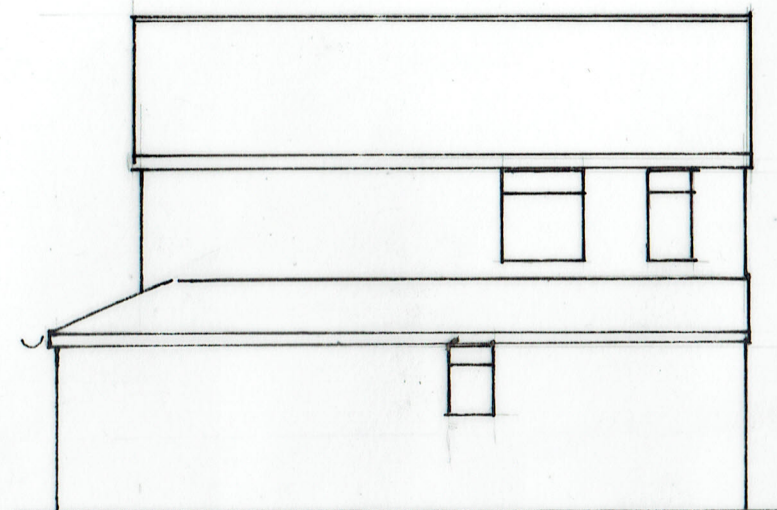
21/659/02

TWO STOREY FRONT  
SINGLE STOREY REAR EXTENSIONS  
1 ROLLESBY CLOSE, BURY BL8 1EW





FRONT ELEVATION

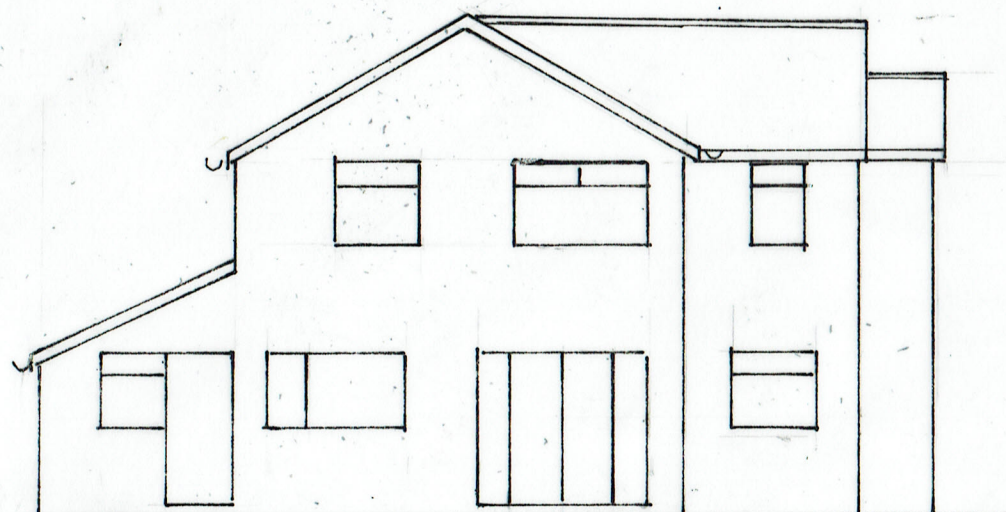


SIDE

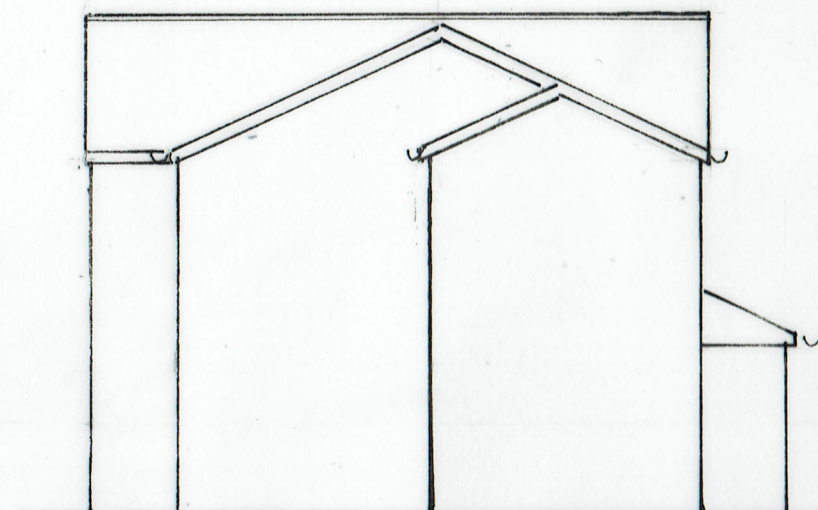
CONCRETE TILES

BUFF BRICKWORK

WHITE UPVC WINDOWS

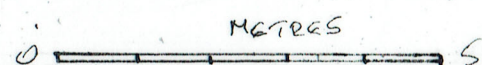


REAR



SIDE

3 EXISTING ELEVATIONS



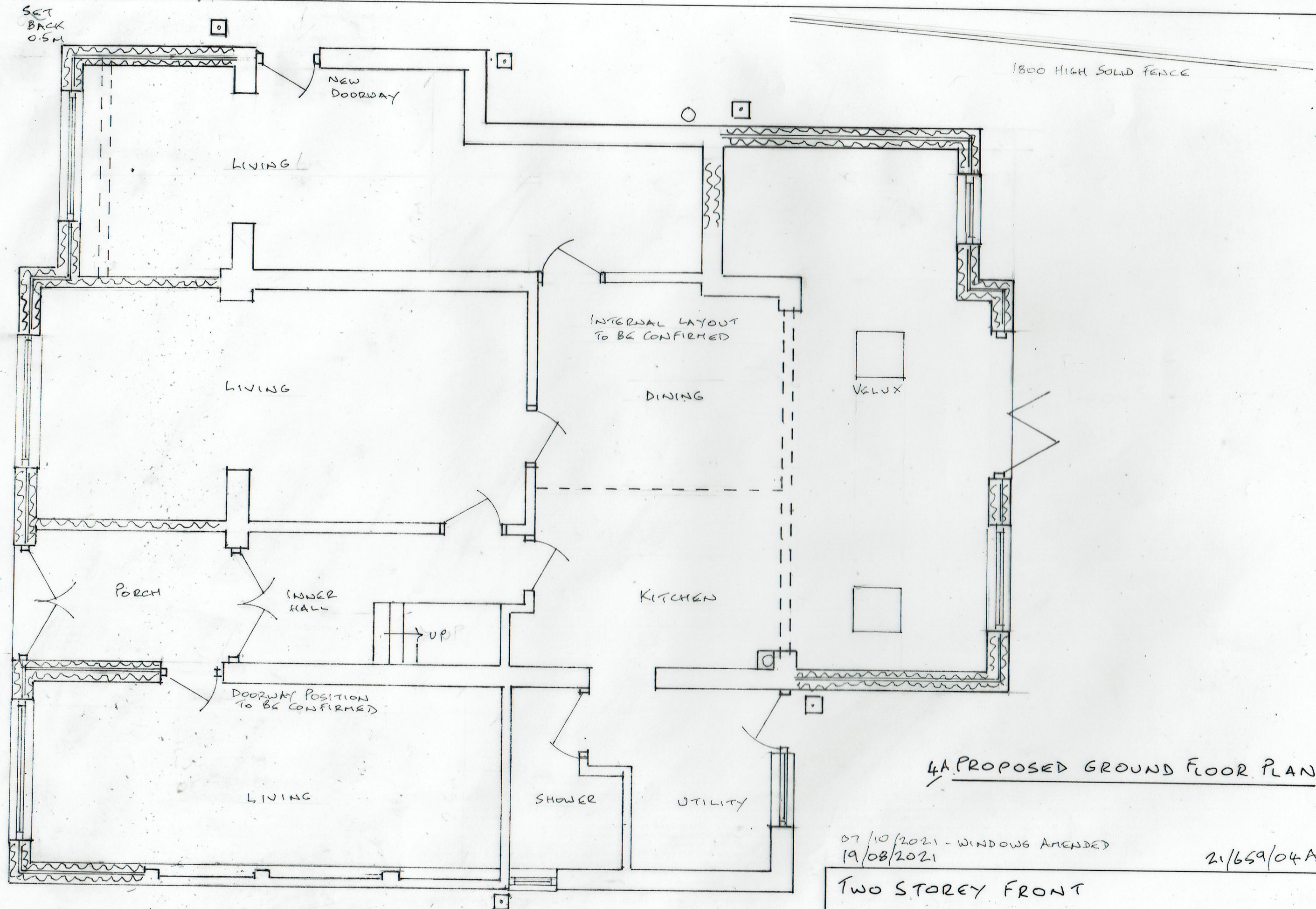
SCALE 1:100 @ A3

19/08/2021

21/659/03

TWO STOREY FRONT  
SINGLE STOREY REAR EXTENSIONS  
1 ROLLESBY CLOSE, BURY BL8 1EW





1800 HIGH SOLID FENCE

4A PROPOSED GROUND FLOOR PLAN

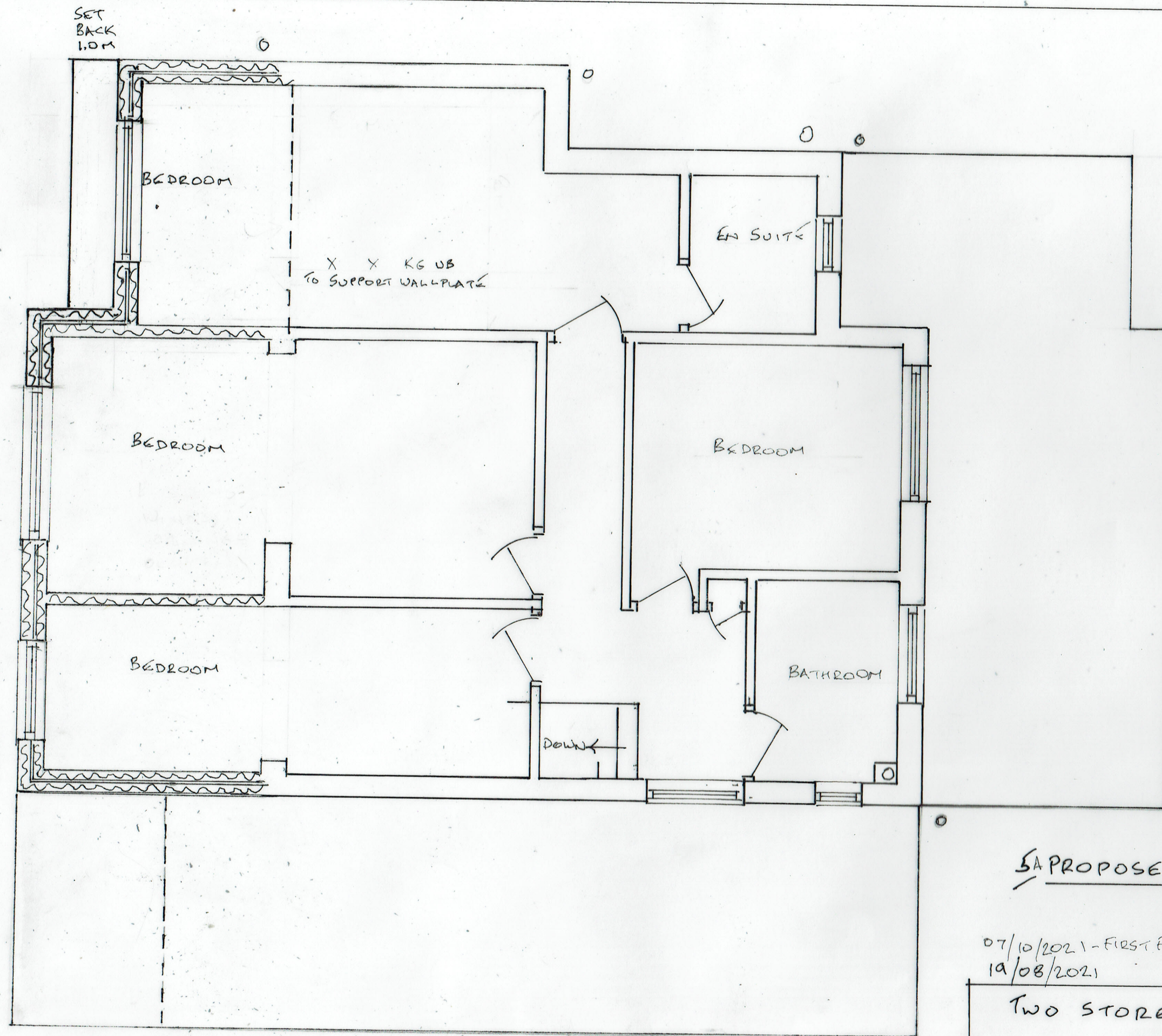
07/10/2021 - WINDOWS AMENDED  
19/08/2021

21/659/04A

TWO STOREY FRONT  
SINGLE STOREY REAR EXTENSIONS  
1 ROLLESBY CLOSE, BURY BL8 1EW

0 METRES 5  
SCALE 1:500 A3





# 5A PROPOSED FIRST FLOOR PLAN

07/10/2021 - FIRST FLOOR SET BACK, WINDOWS AMENDED  
19/08/2021

21/659/05A

TWO STOREY FRONT  
SINGLE STOREY REAR EXTENSIONS  
1 ROLLESBY CLOSE, BURY BL8 1EW

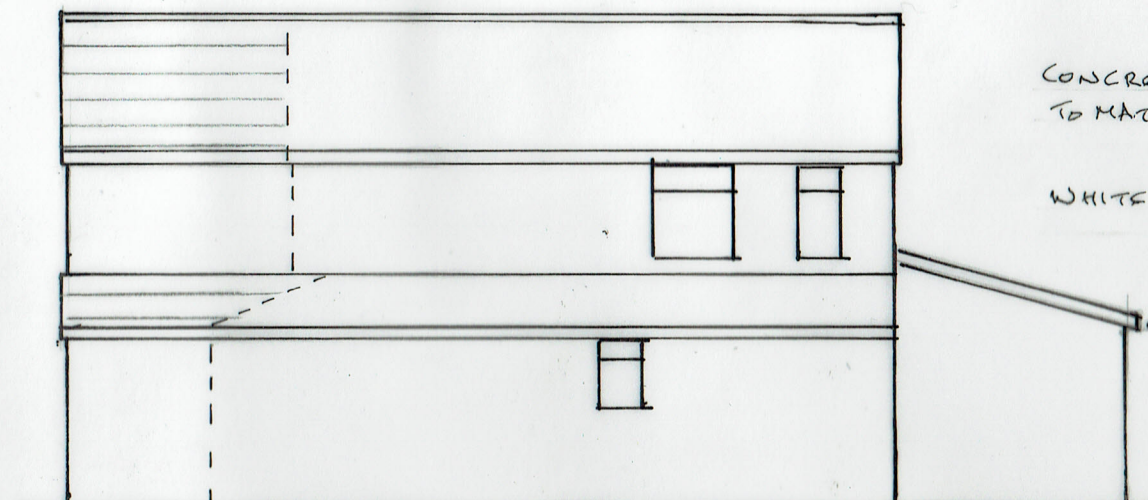
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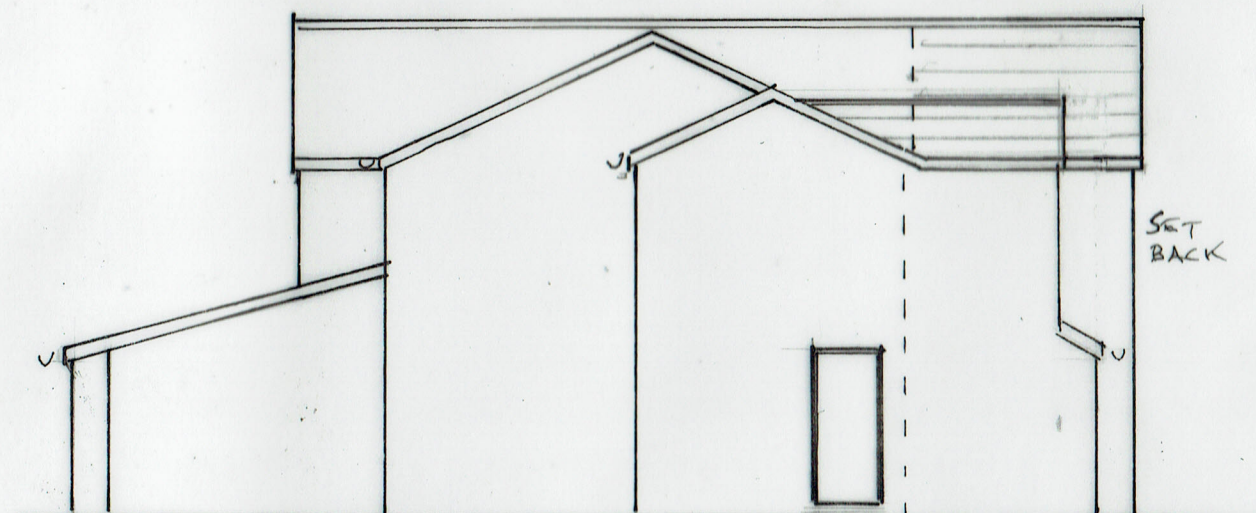
FRONT ELEVATION



SIDE



REAR

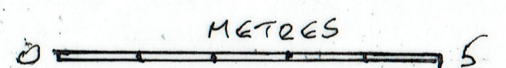


SIDE

6A PROPOSED ELEVATIONS

07/10/2021 - FIRST FLOOR SET BACK, WINDOWS AMENDED  
19/08/2021

21/659/06A



SCALE 1:1000 A3

TWO STOREY FRONT  
SINGLE STOREY REAR EXTENSIONS  
1 ROLLESBY CLOSE BURY BL8 1EW