

Ward: North Manor

Item 04

Applicant: Mr Leach

Location: 10 Springside Road, Bury, BL9 5JE

Proposal: First floor side extension; Single storey side and rear extension; Alterations to driveway to create additional parking

Application Ref: 68528/Full

Target Date: 02/08/2022

Recommendation: Approve with Conditions

This application is a householder development and would normally be dealt with under delegated powers. It is presented to the committee as the applicant is related to a member of staff.

Description

The site is a two storey detached house with garden to the front and a drive leading to a detached garage. The west side of the house has a single storey section which projects past the rear elevation and this adjoins a projecting bay window. The rear garden is lengthy and has timber fencing to the side boundaries. The rear boundary is a brick wall bordering properties at Old Brewers Court. 14 Springside Road is the neighbouring property to the side of the proposed development and is a detached house with its drive and a detached garage to the site side. Opposite across the street is a primary school.

The application includes a first floor side extension 3m wide and 5.4m in length to form an additional bedroom with ensuite. The existing garage and a rear bay would be removed and a single storey extension would come out 4.5m at the side set back from the main front elevation and running for a total of 11.2m for 7m across. A rear bay would be replaced as part of the new extension 2.2m deep and 3.8m across. This extension would form a kitchen/dining room to the main house linked to a garage and annexe area with a kitchen/living room, bedroom and bathroom to be occupied by a relative. Part of the front garden would be surfaced in porous materials to provide an additional 7.6m by 6.1m area of driveway to allow easier access into and out of the site. The access would be widened by 0.5m with the existing drop kerb retained.

Relevant Planning History

None.

Publicity

9 notification letters were sent on 05/07/22 to addresses at 8, 11 & 14 Springside Road, 2 Vicarage Close, Springside County Primary School, and 2,3,4,5 Old Brewers Court 681 Walmersley Road. No responses have been received.

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.

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.

Visual amenity and design - The proposed first floor extension would have a hipped roof set below the main ridge. The front would have a window of a size and design in keeping with that to the existing first floor front.

The single storey to the side would have a dual pitched roof. The front elevation would have a garage door and a door into the annexe where an internal door would also allow access to the main house. To the rear the single storey would have a monopitch roof with roof lights.

Materials for the extensions would be brickwork and slate tiles to match the existing.

The proposed extensions are 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 increase the number of bedrooms from 3 to 5 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 3 parking spaces.

The drive as existing can accommodate this level of parking. The existing and the additional drive area created would provide further parking and allow easier access into and out of the site. The parking arrangements are then sufficient.

Residential amenity - The proposed development would be to the side to 14 Springside Road. The first floor extension and single storey would be blank wall to the side elevations. No.14 is separated by a wide drive and part of the proposal would run alongside its detached garage. The separation between the properties is such that the proposal would not cause any significant loss of light or overshadowing to this neighbouring property or its garden.

To the rear the proposed first floor window would be to an ensuite, a non habitable room, and there would be approximately 50m to the boundary with the properties to the rear.

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 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.

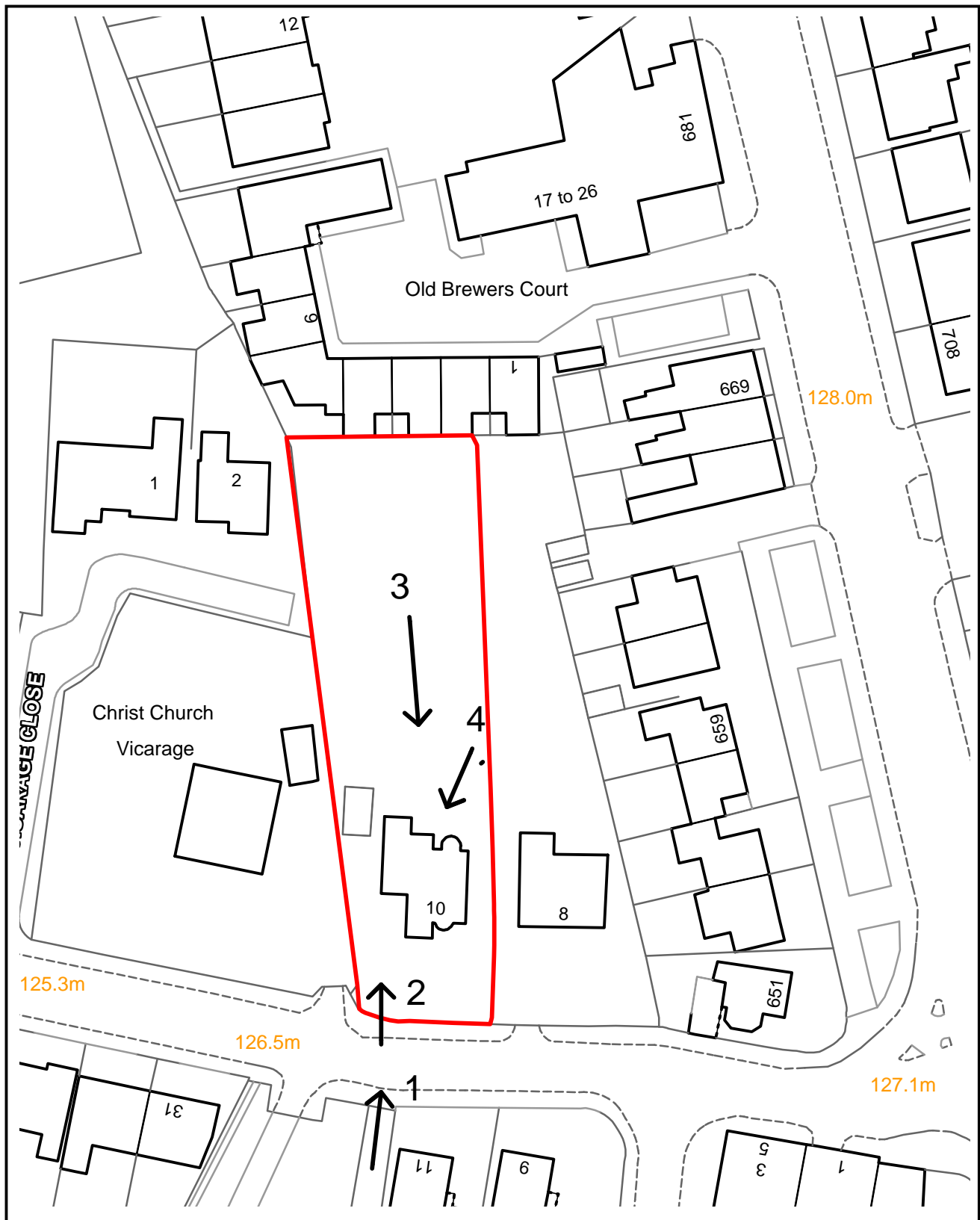
Recommendation: Approve with Conditions

Conditions/ 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 A100, A101, A102, A105, Block Plans 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.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

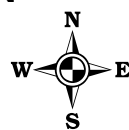
Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 68528

ADDRESS: 10 Springside Road, Bury



Bury
COUNCIL

Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.

68258

Photo 1



Photo 2



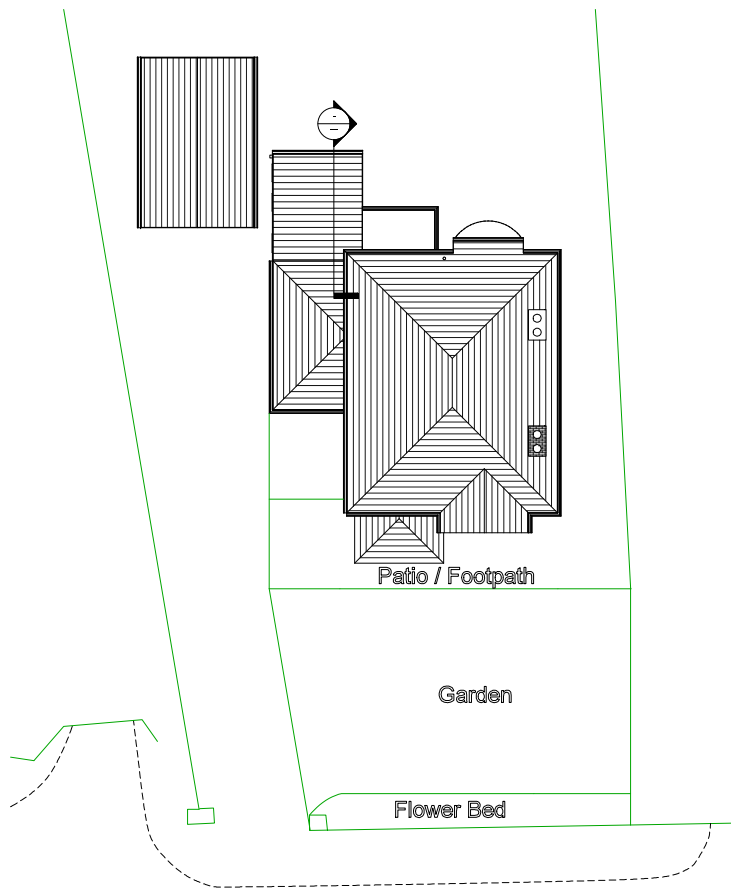
68258

Photo 3

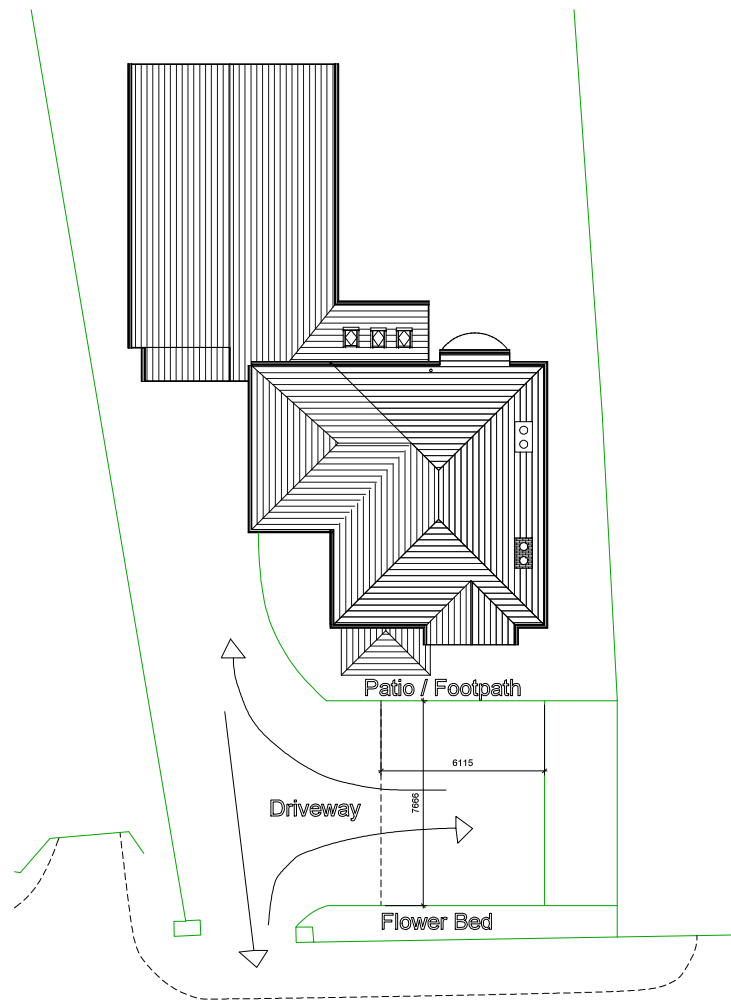


Photo 4





1 Existing Site
1 : 100



2 Proposed Site
1 : 100

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE



PROJECT
10 Springside Drive

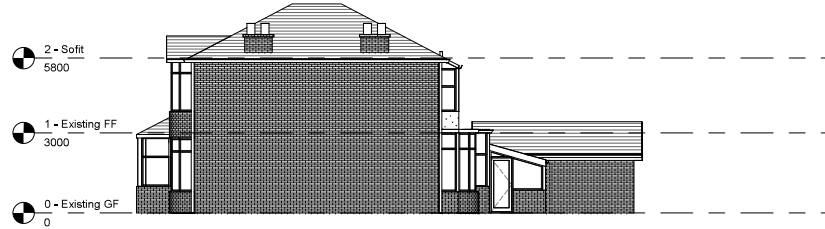
TITLE
Existing & Proposed
Driveway Layout

CLIENT
Mr & Mrs Leach

DRAWN BY Author	CHECKED BY Checker	DATE 05/21/22
SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number	REV
DRAWING NUMBER A105		



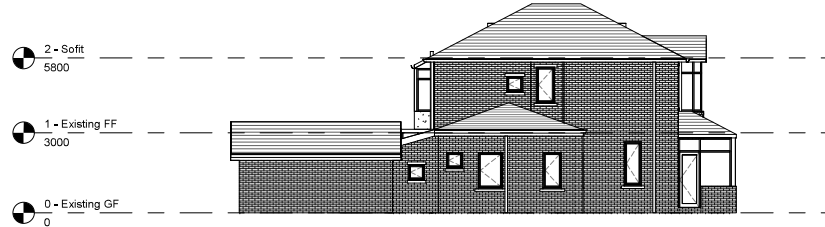
1 Existing Front
1 : 100



3 Existing Side A
1 : 100




2 Existing Rear
1 : 100



4 Existing Side B
1 : 100

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

 **AUTODESK**
www.autodesk.com/revit

PROJECT

10 Springside Drive

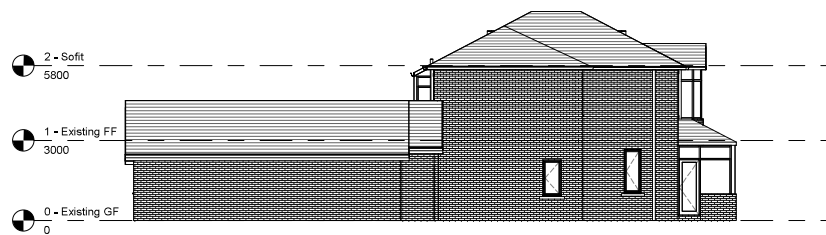
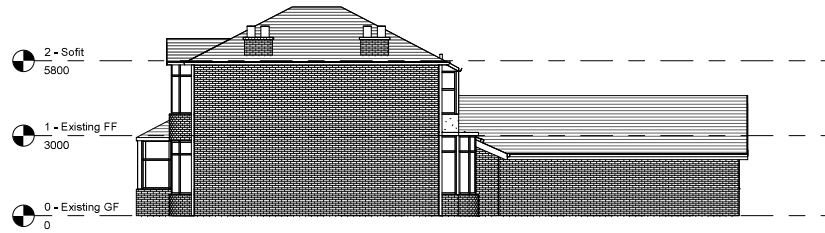
TITLE

Existing Elevations


CLIENT

Mr & Mrs Leach

DRAWN BY Author	CHECKED BY Checker	DATE 05/21/22
SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number	REV
DRAWING NUMBER A101		



Rev	Description	Date

CODE	SUITABILITY DESCRIPTION		
STATUS	PURPOSE OF ISSUE		
<div> AUTODESK www.autodesk.com/revit</div>			
PROJECT			
10 Springside Drive			
TITLE			
Proposed Elevations			
CLIENT			
Mr & Mrs Leach			
DRAWN BY	CHECKED BY	DATE	
Author	Checker	05/21/22	
SCALE (@ A1)		PROJECT NUMBER	
1 : 100		Project Number	
DRAWING NUMBER			REV
A102			