

Ward: North Manor

Item 05

Applicant: Mr & Mrs P Stokes

Location: 11 Mayfield Close, Ramsbottom, Bury, BL0 9TL

Proposal: Single storey garage and porch extension at side; Alterations to existing windows to front and side elevations

Application Ref: 68572/Full

Target Date: 12/08/2022

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 a member of staff.

Description

The site is detached bungalow located at the top of a cul de sac on an unadopted road which public footpath 93Ram runs through. Parking is to the front of the property and there is fenced garden to the side and rear. The neighbouring property to the east side is No.9 and to the opposite side the site side garden borders the rear gardens to 4-10 Linley Grove which are bungalows and slightly lower.

The application includes a single storey extension at the side to form a porch and garage. The porch would come 1.9m out at the side and 1.2m deep and then be linked to the garage which would extend 3.4m out at the side and run for 7.5m along. Further alterations to the property would see the front gable elevation have the two windows replaced with 3 slim windows and one window relocated to the side elevation. The front would then be part rendered off white and have a feature dark blue brick section. The proposed extension would also be rendered as would part of the existing side walls. Alterations to the east side elevation would see a repositioned door and two existing windows reduced in height.

Relevant Planning History

None.

Publicity

7 notification letters were sent on 19/07/22 to addresses at 9 & 15 Mayfield Close, 4,6,8,10 Linley Grove and 112 Summerseat Lane. 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 extensions would be set back from the front elevation and not readily visible with the property located at the top of a cul de sac. The garage would have a dual pitched roof and a flat roof to the porch. The proposed alterations to the front elevation would see a modern updated appearance with the render and feature blue brick.

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 see the existing parking area retained to the front of the property and a space created to the front new garage. Materials for the new hardstanding would be porous asphalt.

Residential amenity - The proposed extension would run along the east side boundary with the rear gardens to 6 & 8 Linley Grove. It would be single storey and blank wall with a separation distance of approximately 13m which would be well in excess of the 6.5m as set out in SPD6 in order to comply with aspect standards to prevent overbearing developments. The alterations to the west side elevation would be minor changes to existing windows and a relocated door. This type of work is generally allowed under permitted development.

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.

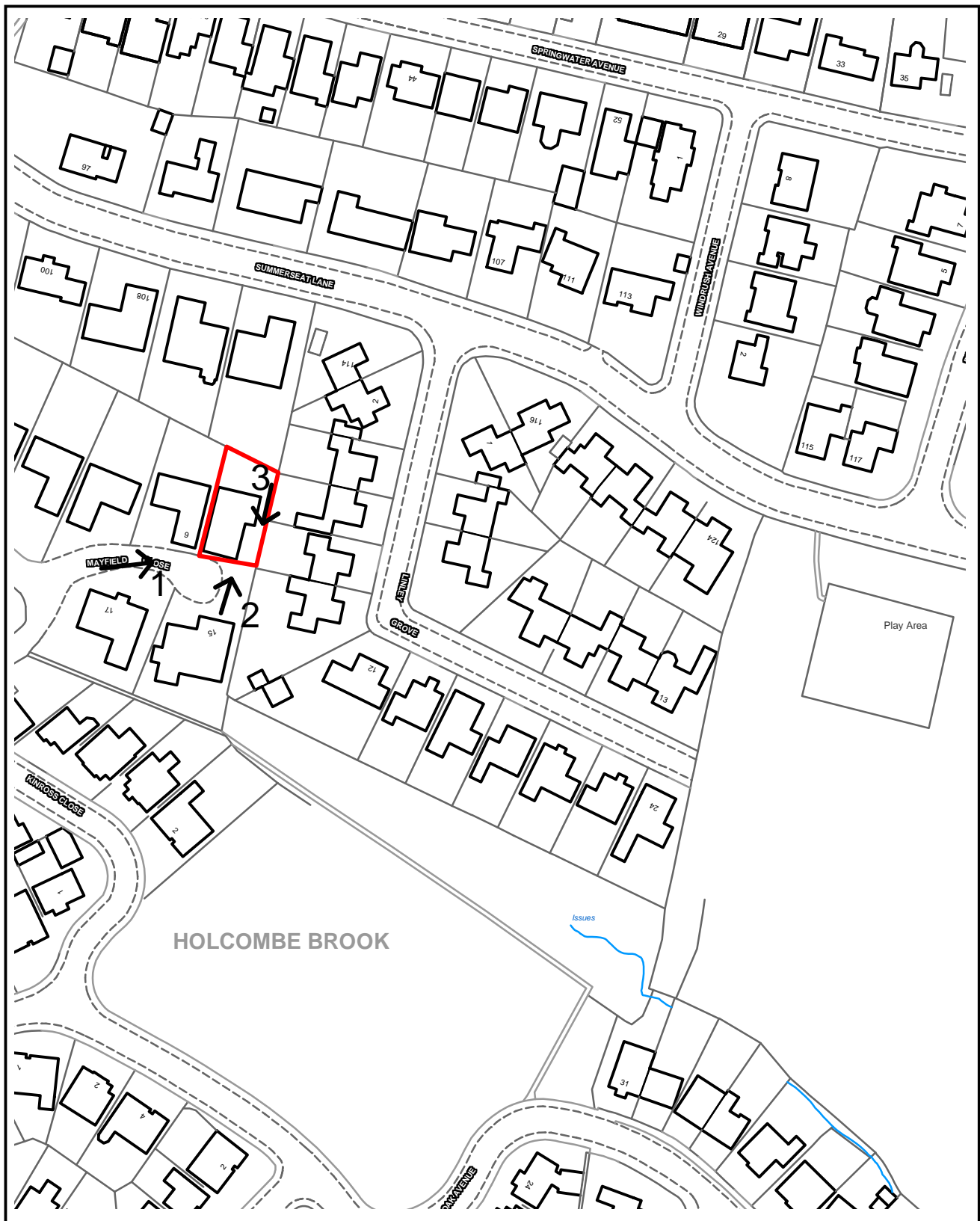
Recommendation: Approve with Conditions

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 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 listed.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 68572

ADDRESS: 11 Mayfield Close Ramsbottom



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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Photo 1



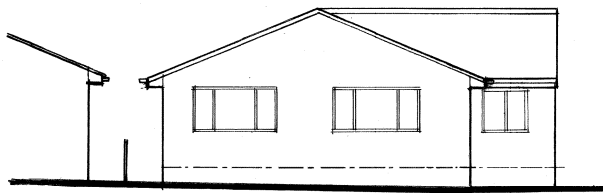
Photo 2



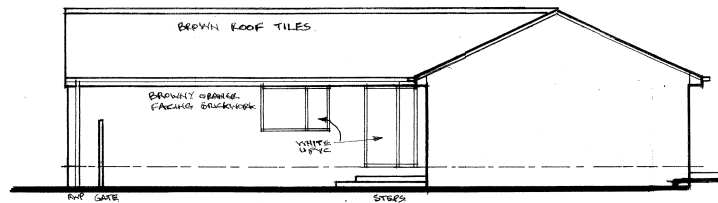
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Photo 3

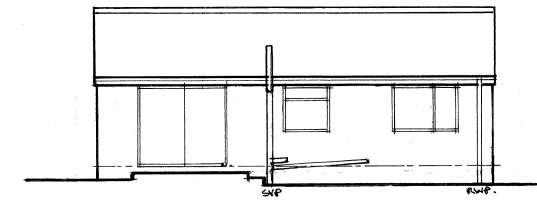




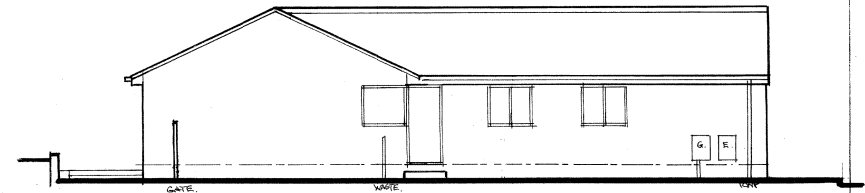
FRONT ELEVATION 1:100



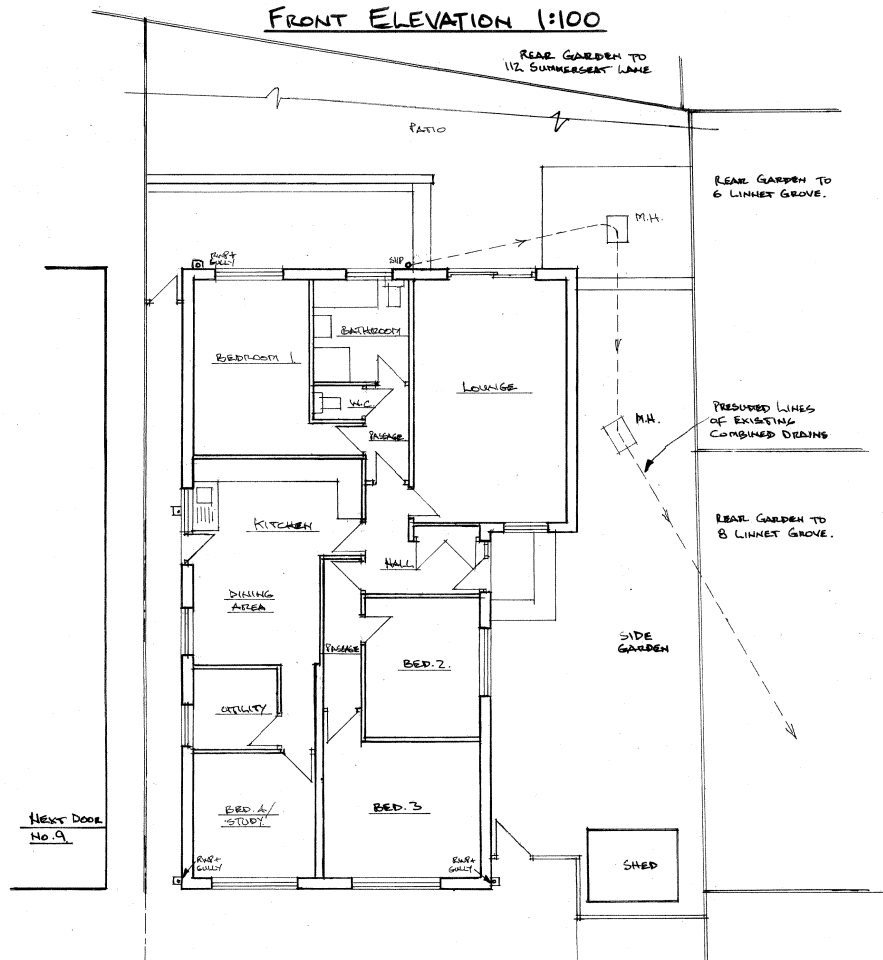
R.H. SIDE ELEVATION.



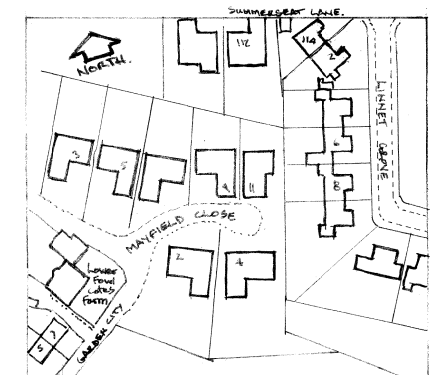
REAR ELEVATION



L.H. SIDE ELEVATION.



GROUND FLOOR PLAN
1:100



LOCATION PLAN 1:1250

Architectural & Building Services

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Job Title PROPOSED SINGLE STOREY SIDE
EXTENSION, & EXTERNAL ALTERATIONS,
AT 11 MAYFIELD CLOSE,
HOLCOMBE BROOK, BURY.

Drawing Title EXISTING PLANS & ELEVATIONS.

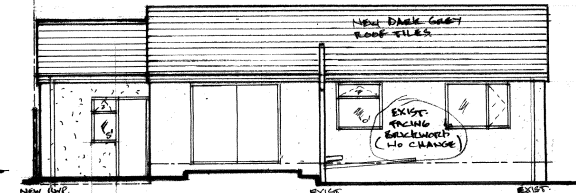
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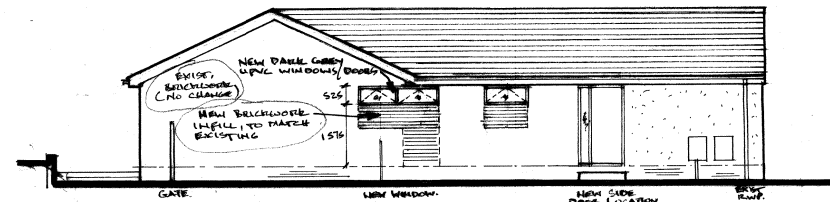
FRONT ELEVATION. 1:100



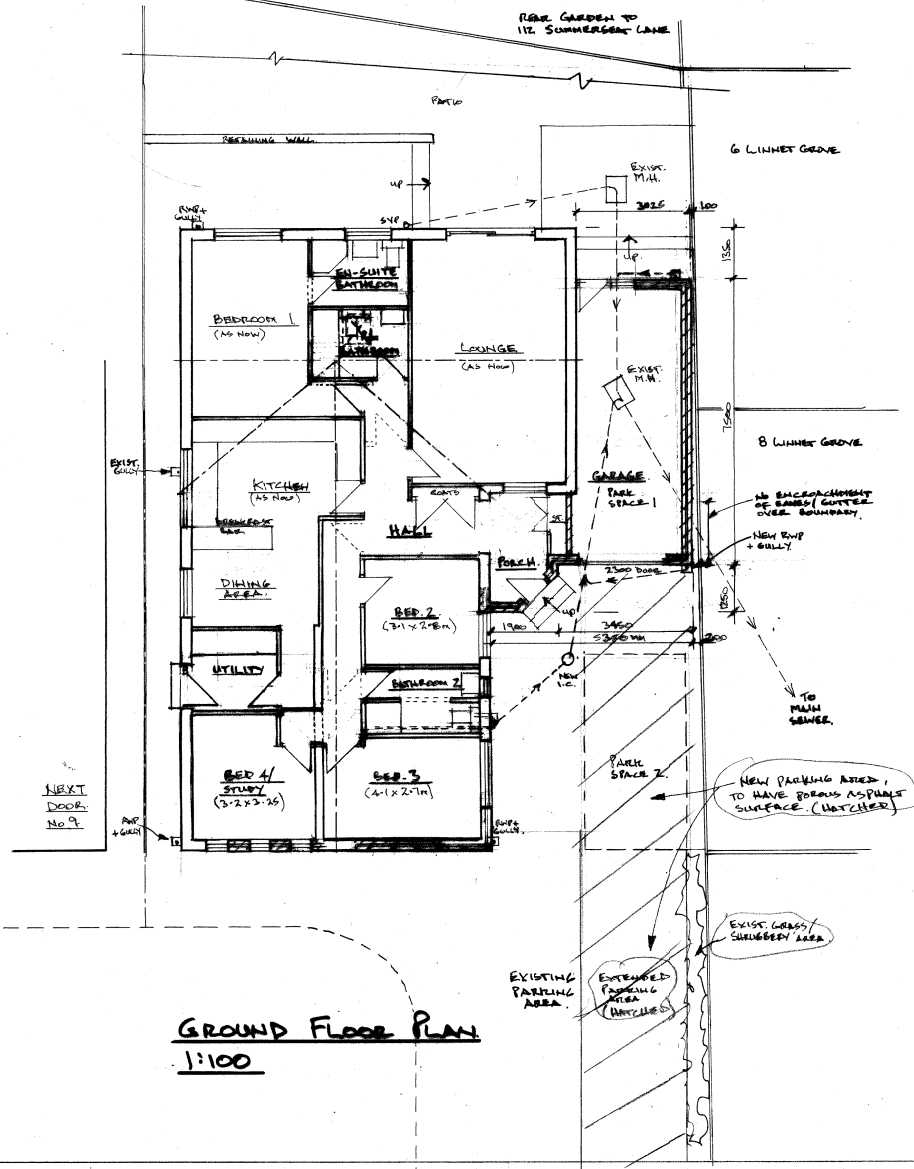
R.H. SIDE ELEVATION.



REAR ELEVATION



L.H. SIDE ELEVATION.



**GROUND FLOOR PLAN
1:100**

REV. A CIRCLED NOTES ADDED/AMENDED, 3.8.22. NB FOR CLARIFICATION.

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80 Higher Ainsworth Road, Radcliffe, Manchester, M26 4JJ.			
Job Title PROPOSED SINGLE STOREY SIDE EXTENSION, & EXTERNAL ALTERATIONS, AT 11 MAYFIELD CLOSE, HOLCOMBE BROOK, BURY.			
Drawing Title PROPOSED PLANS & ELEVATIONS.			
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