

**Ward:** Bury East - Redvales

Item 04

**Applicant:** Mrs Shakila Karami

**Location:** 17 Pembroke Drive, Bury, BL9 9LF

**Proposal:** Part single/Part two storey rear extension

**Application Ref:** 69093/Full

**Target Date:** 06/02/2023

**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 semi detached house with garden and drive to the front. To the rear is a single storey extension across part of the elevation and there are patio doors to the party wall side which lead on to a decked area. The rear garden is lengthy and fenced. There are no properties directly at the rear. The adjoining property No.19 is extended single storey along the shared boundary and then with a conservatory set further across. To the opposite side the unattached No.15 is extended single storey at the rear.

The application proposes an extension to the rear. It would project 3.5m deep from the original rear elevation as two storey, across the width of the property. The ground floor would project out a further 2.5m deep to the party wall side, for 2m across, where it would then be project a further 2m deeper for the remainder of the width. The extension would form a kitchen and living room with an additional bedroom at first floor.

### **Relevant Planning History**

None.

### **Publicity**

2 notification letters were sent on 22/12/22 to 15 & 19 Pembroke Drive. No responses have been received.

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

None required.

**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 dual pitched roof forming a rear gable and the single storey where deeper would have a monopitch roof with roof light. Materials for the extension would be brickwork and slate tiles to match the existing.

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 it would remain a 3 bed with an existing bedroom becoming an office. 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 drive at the front for one vehicle. With a street cabinet directly outside on the footpath there would be no scope for the creation of additional parking in the garden. The area has on street parking and there is public transport available. In this instance then the parking arrangements are considered sufficient.

**Residential amenity** - SPD6 states that for two storey rear extensions, where the extension would be on or adjacent to the boundary of another dwelling, it should not normally project in excess of 1 metre from the rear wall of the neighbouring property. Beyond the 1 metre point, the extension should not encroach beyond a 45° angle taken from the boundary at the 1 metre point.

The 45°/25° rule is designed to ensure that proposals for extensions do not have detrimental impact on a neighbouring properties right to light or outlook, by avoiding unacceptable levels of overshadowing or unneighbourly relationships.

In relation to the adjoining No.19 the proposed two storey would project as blank wall 1m beyond the rear elevation of this neighbouring property as extended at ground floor. In consideration of its first floor rear window then the proposal would encroach the 45 degree line from the mid point of the window. No.19 is located to the south of the site and as such there would be no significant loss of light or over shadowing. The proposed single storey would project out from the two storey along the boundary for a further 2.5m. At this point it would set in from the boundary with no development within a 45 degree angle. This would then see a total length of two and single storey development where adjacent the boundary of 6m. A material consideration is permitted development and the larger homes scheme which allows single storey extensions up to 6m deep where there are no neighbour objections. None have been received in this case.

To the opposite side the unattached No.15 is extended single storey at the rear. Its first floor has one window and the proposal, where the two storey part would be located, would not encroach the 45 degree line from the mid point of this window. The proposed single storey would project deeper and would encroach the 45 degree line taken from the closest rear ground floor window to No.15 but would not exceed the upward 25 degree line. There would be no windows proposed to the first floor side elevation of the proposed extension to cause overlooking to No.15 and with only a door to a utility at ground floor.

Given the above, there would then be no serious impact on the amenity of any adjacent neighbouring properties and 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 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.

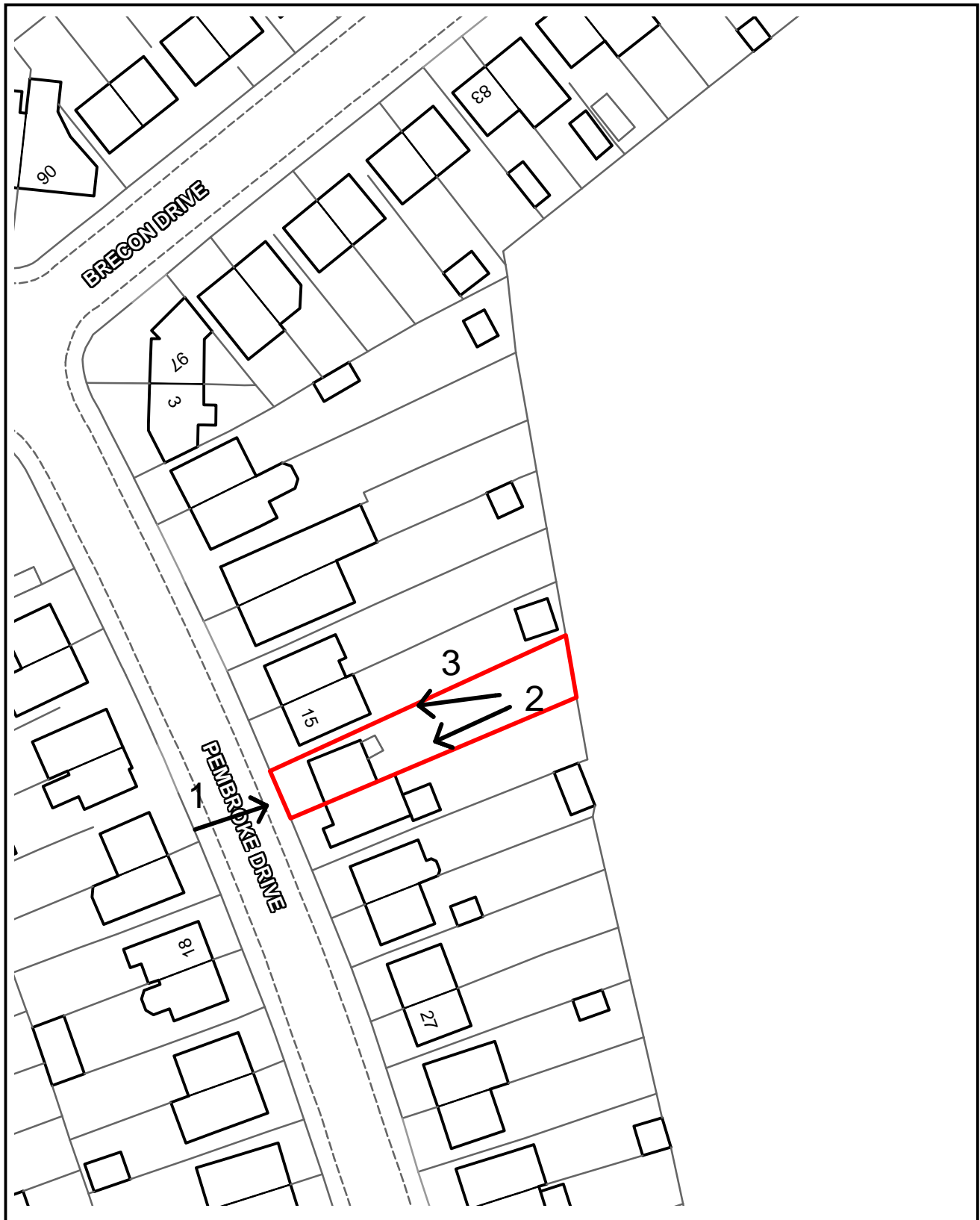
**Recommendation:** Approve with Conditions

**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 drawings numbered 22/SH01 existing elevations, 22/SH01 existing and proposed ground floor plans, proposed elevations and proposed section received 17/01/23 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**

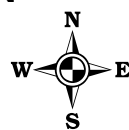
# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 69093**

**ADDRESS: 17 Pembroke Drive, Bury, BL9 9LF**



**Bury**  
COUNCIL

**Planning, Environmental and Regulatory Services**

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Photo 1



Photo 2





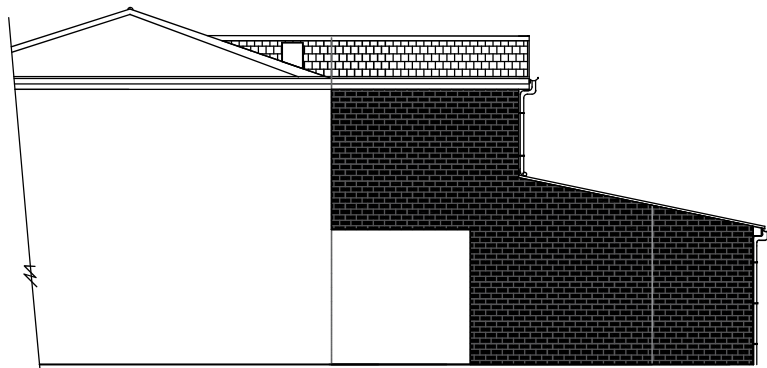
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Photo 3

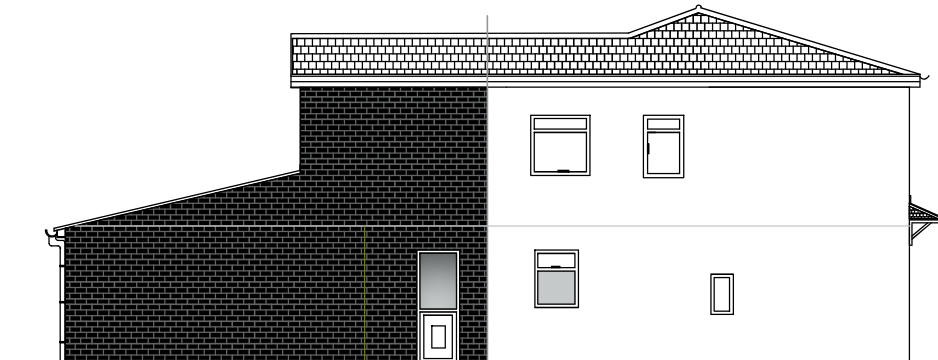




Proposed rear elevation



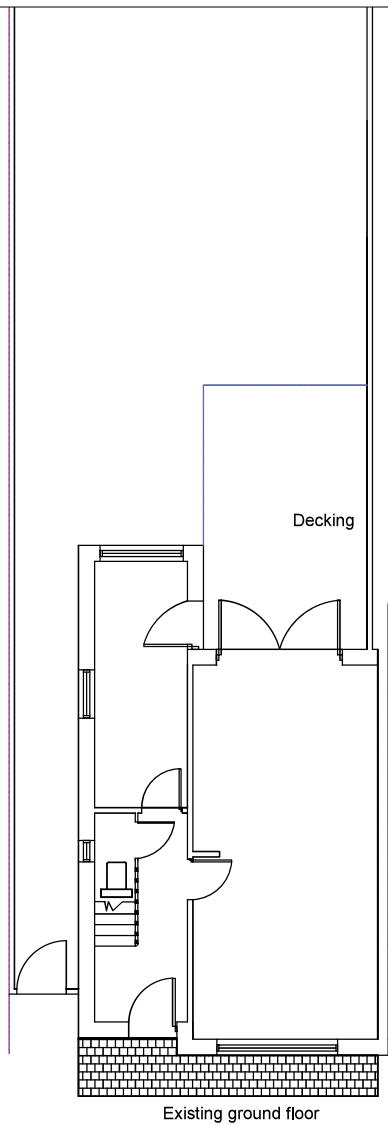
Proposed side elevation



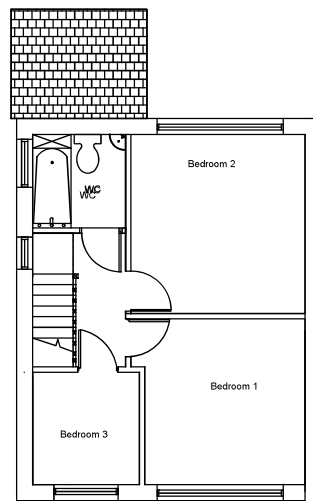
Proposed side elevation

Scale Bars 1:100  10m

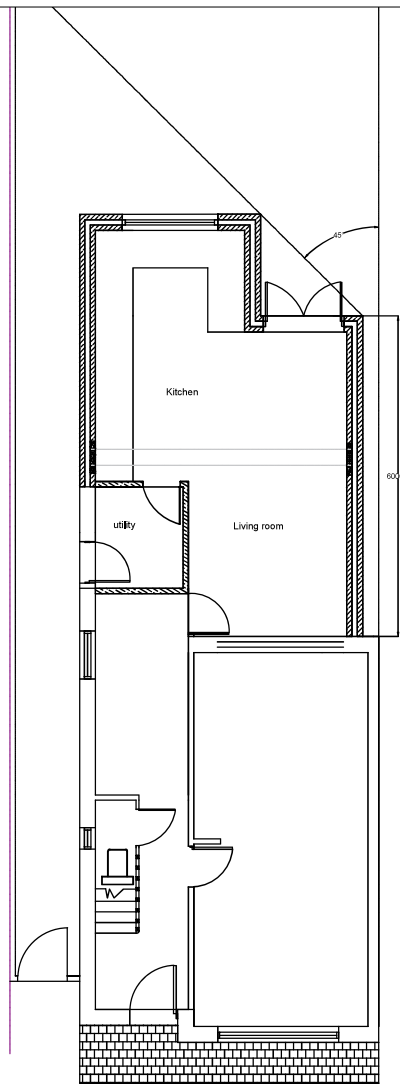
Drawing Title: Proposed 2 Story rear extension		Rev/ Drawings		Name	
		Drawing No	22/SH01	Date	KK Design Solution Chartered Building Surveyors.
Client: Mrs S Karami& Mr K Karami	Drawn/ Designed	AZ	14/11/22		
	Checked	KK	14/11/22		
Project: 17 Pembroke Drive Bury BL9 9LF	Drawing Status:	KK			
	For Approval Revision A/B	K/22/01	16/01/23		
	Sheet Size A3				
	Scale: Do not Scale				
				Address: Unit2 Manchester Rd BL9 9QB Email: shakila420@yahoo.com Mob: 07731888560 Tel: 016127628682	



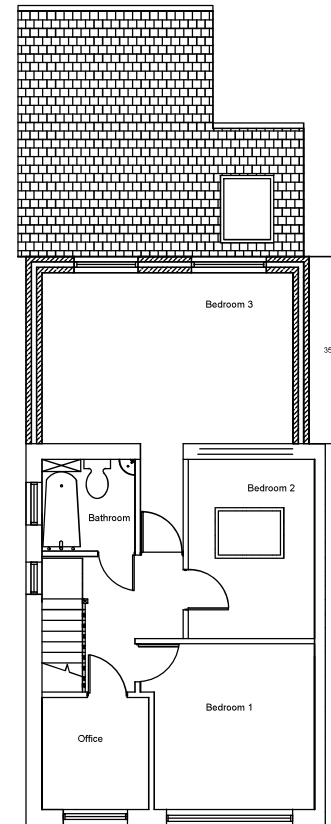
Existing ground floor



Existing first floor



Proposed ground floor



Proposed first floor

Scale Bars 1:100 10m

Drawing Title: Proposed 2 Story rear extension	Rev/ Drawings	Name	
	Drawing No	22/SH01	Date
Client: Mrs S Karami& Mr K Karami	Drawn/ Designed	AZ	14/11/22
	Checked	KK	14/11/22
Project: 17 Pembroke Drive Bury BL9 9LF	Drawing Status:	KK	
	For Approval Revision A/B	K/22/01	16/01/23
	Sheet Size A3	Address: Unit2 Manchester Rd BL9 9Q8	
	Scale: Do not Scale	Email: shai@420@yahoo.com	
		Mob: 07731 888560	
		Tel: 016127628682	

KK Design Solution  
Chartered Building  
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