

Ward: North Manor

Item 2

Applicant: Mr Steven Leach

Location: 10 Springside Road, Bury, BL9 5JE

Proposal: Demolition of existing single storey side extension and garage; Erection of two/single storey extension to side and rear; Erection of single garage in rear garden; Alterations to driveway to create additional parking

Application Ref: 69250/Full

Target Date: 15/03/2023

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 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 proposes to remove the existing single storey side extension and detached garage. To the west side of the property a two storey extension is proposed coming out 3.6m and 5.5m in length from the existing rear elevation. It would form an additional bedroom with ensuite. To the rear of the property a single storey element would project 2.2m deep adjacent an existing bay window. It would run for 4.1m across where it would then be a further 3.75m deep for 5.5m across and run for 7m along the side. This extension would form a porch, utility, wc and kitchen/dining room.

To the rear garden a detached garage would be constructed along the site boundary with 14 Springside Road, with a footprint of 7m in length and 3.8m wide. It would have a dual pitched roof to a height of 3.5m and eaves at 2.3m. Part of the front garden would be surfaced in porous materials to provide a 7.6m wide by 6.1m long driveway. The access would be widened by 0.5m with the existing drop kerb retained.

Relevant Planning History

68528 - First floor side extension; Single storey side and rear extension; Alterations to driveway to create additional parking - AC 31/08/2022

Publicity

9 notification letters were sent on 27/01/23 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 required.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

H2/3 Extensions and Alterations

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 and design - The proposed two storey side 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 monopitch roof and the front elevation would have an entrance door into the porch. Where extending at the rear the deeper section would have a dual pitched roof and a monopitch to the shallower section with roof lights.

The detached garage would have a dual pitched roof. It would be set back into the rear garden 3.5m from the proposed single storey extension.

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

The proposed extensions and garage 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 4 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 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 positioned to the side of 14 Springside Road. The proposed two storey extension would have a blank wall to the side at first floor level and with one secondary kitchen window proposed at ground floor set 5m in from the site boundary. The proposed single storey would have a blank wall to the side elevation. No.14 has a wide drive and the separation between the properties is such that the proposed extensions would not cause any significant loss of light or overshadowing to this neighbouring property or its garden.

The proposed garage would be set 0.8m in from the shared boundary and located in the area alongside where No.14 has its own detached garage.

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.

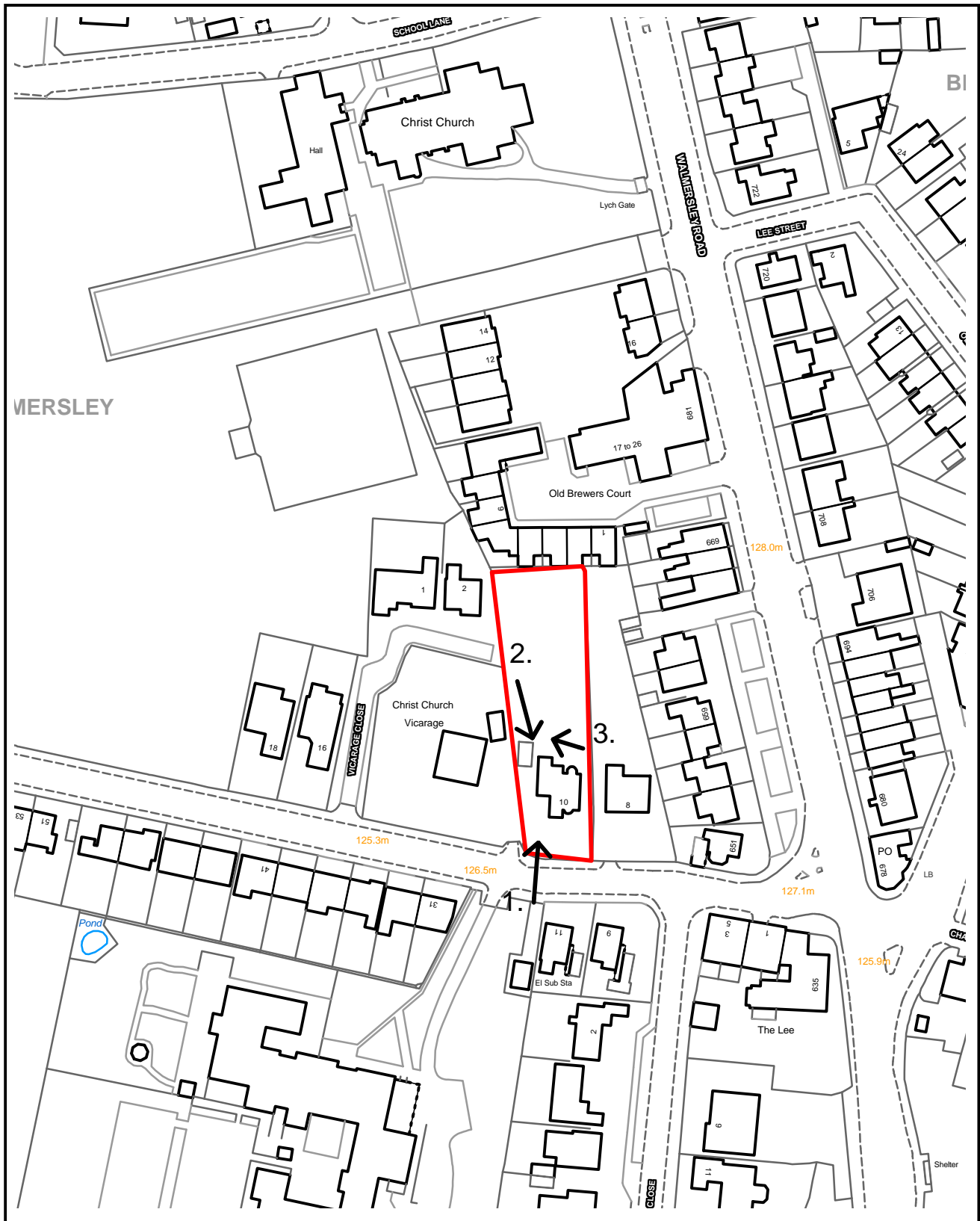
Recommendation: Approve with Conditions

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, Proposed site plan, Proposed garage elevations 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**

69250 - Item 2 - Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 69250

ADDRESS: 10 Springside Road Bury



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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Photo 1



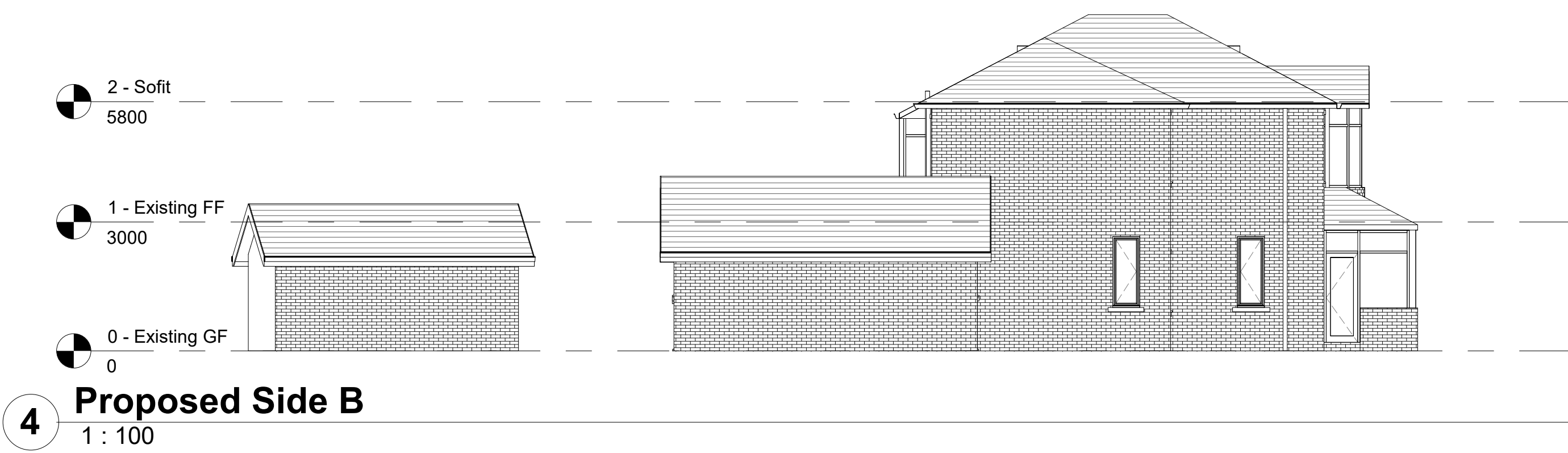
Photo 2



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Photo 3





Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

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

PROJECT

10 Springside Drive

TITLE

Proposed Elevations

CLIENT

Mr & Mrs Leach

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

DRAWING NUMBER A102	REV
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1 Existing Site
1 : 100

2 Proposed Site
1 : 100

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION

STATUS	PURPOSE OF ISSUE

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

PROJECT
10 Springside Drive

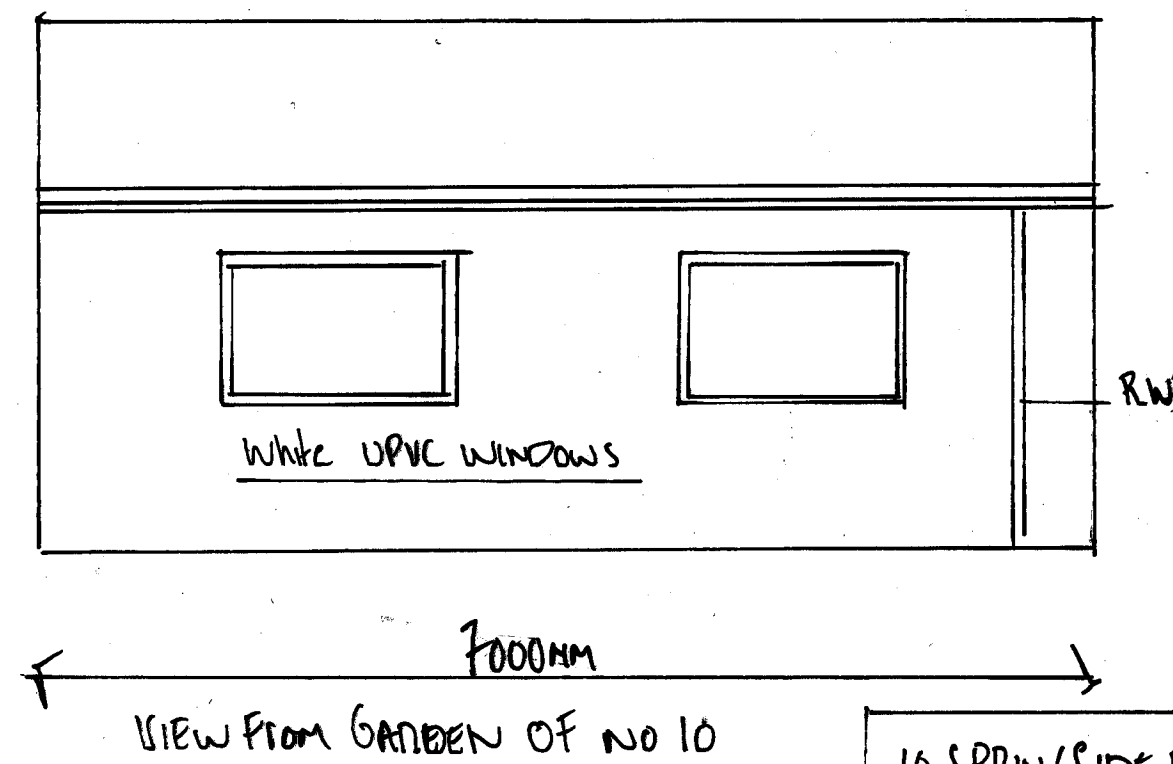
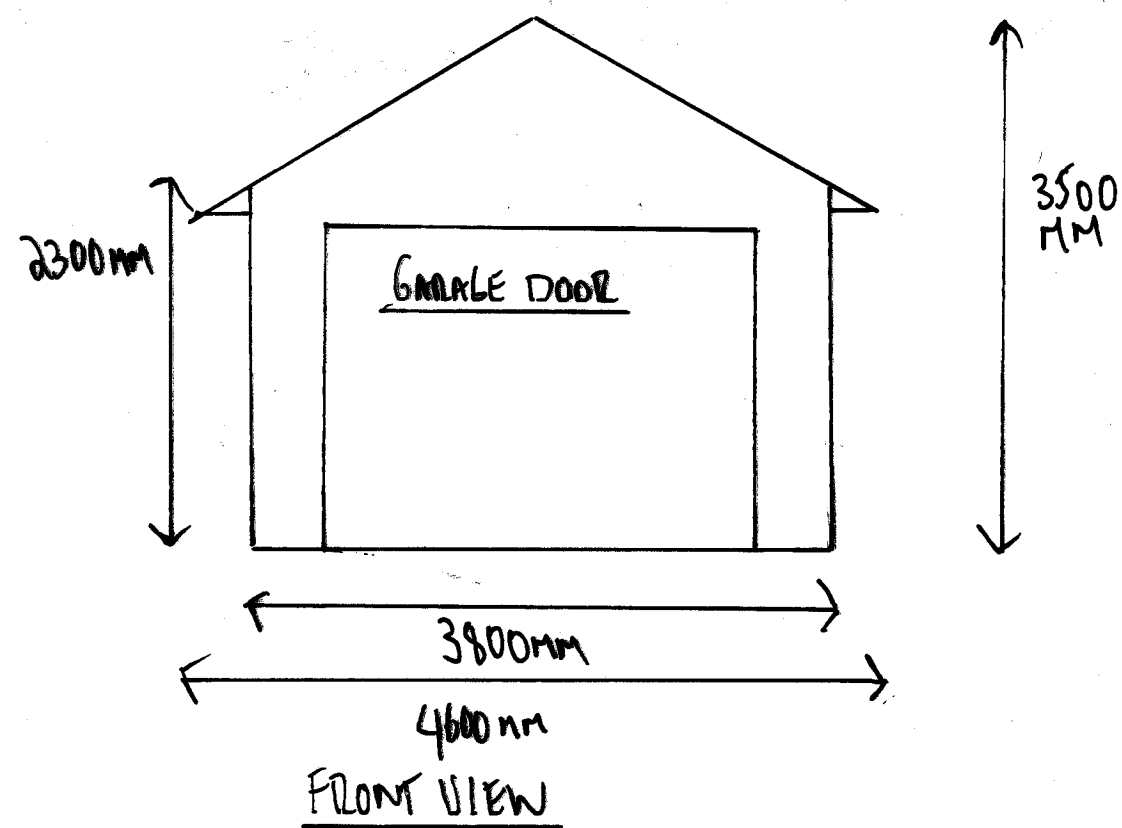
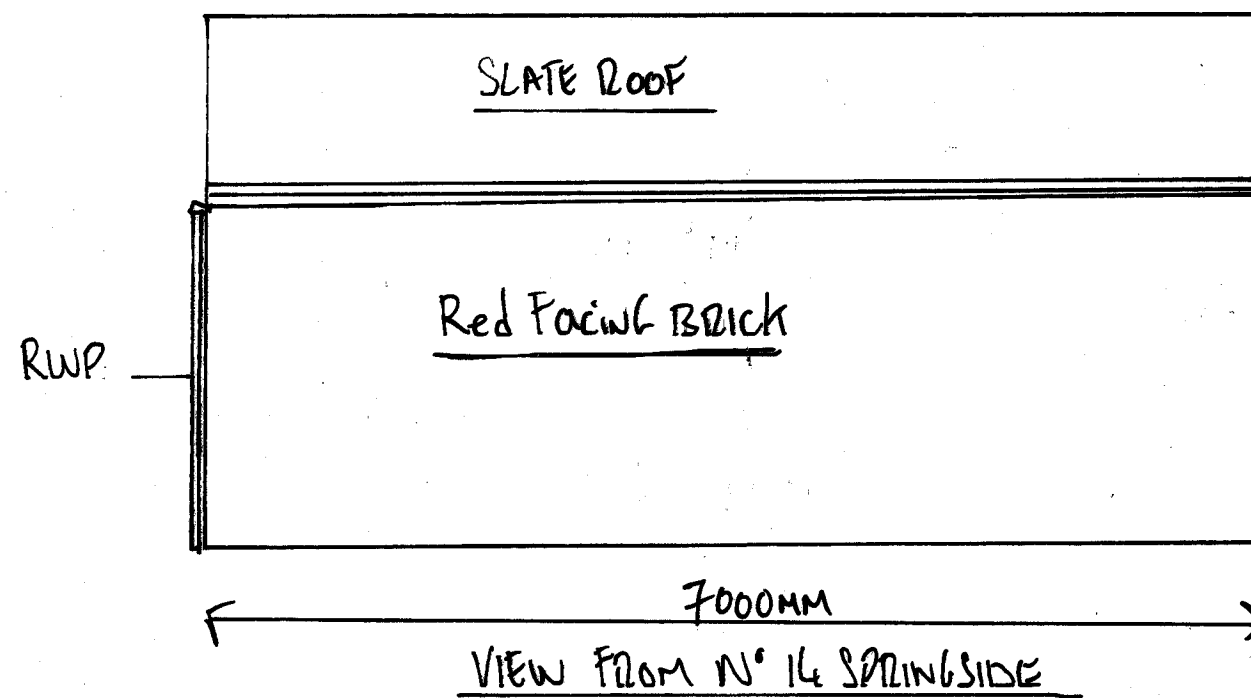
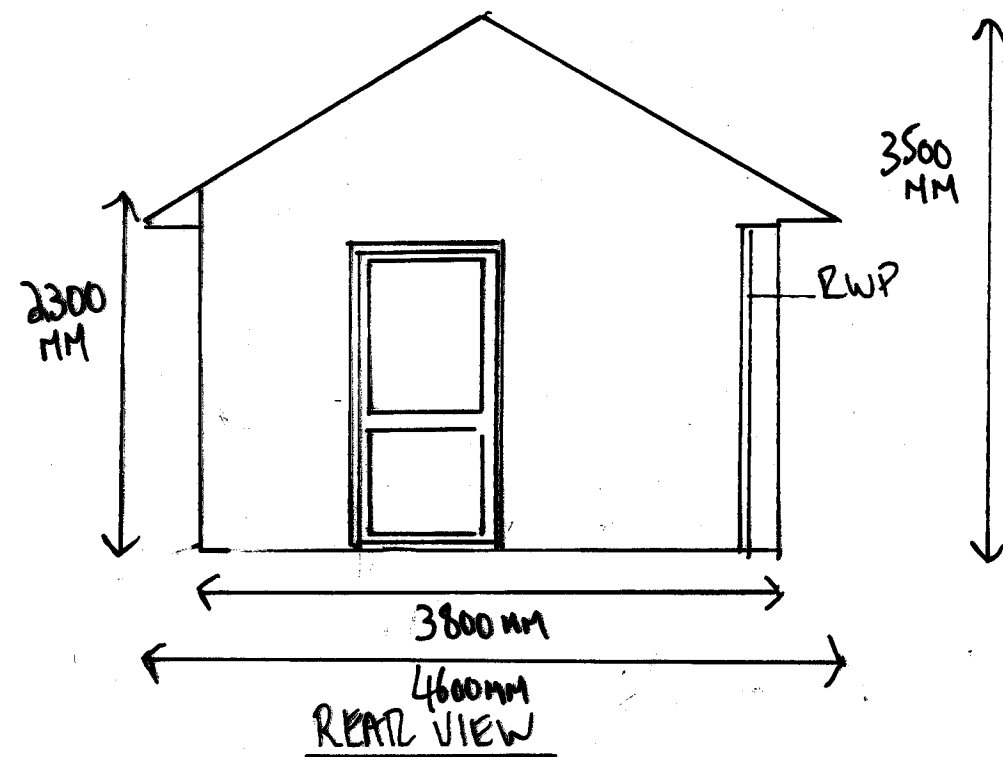
TITLE
Existing & Proposed
Driveway Layout

CLIENT
Mr & Mrs Leach

DRAWN BY Author	CHECKED BY Checker	DATE 05/21/22
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SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number
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DRAWING NUMBER A105	REV
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10 SPRINGSIDE ROAD, BURY
 PROPOSED DETACHED GARAGE
 SCALE 1:50 © A3