

**Ward:** Bury East

Item 01

**Applicant:** Mr & Mrs McGill

**Location:** 47 Fairfield Drive, Bury, BL9 7SL

**Proposal:** Demolition of existing conservatory and erection of two storey side extension

**Application Ref:** 69622/Full

**Target Date:** 28/06/2023

**Recommendation:** Approve with Conditions

**The application is being considered by the Planning Control Committee as the applicant is a Councillor for Bury Council.**

### **Description**

The application relates to a two storey red brick semi-detached house on a residential road of similar styled properties. Driveway to the front and single storey outrigger at the side and conservatory at the rear. The attached neighbour at No.49 has not been extended. The unattached neighbour at No.45 has also not been extended and has a single storey outrigger along the shared side boundary with a door into a utility room. The neighbour has a stairwell and WC window at first floor.

The existing single storey outrigger to the side would be demolished along with the conservatory at the rear and a proposed two storey extension would project out 3m and run back 7.8m, from front to rear. It would stop 300mm short of the shared side boundary with the neighbour at No.45 Fairfield Drive. The extension would have a study and utility at ground floor with two bedrooms above. The upper floor would be set back 400mm from the front elevation and the roof would be carried over onto the existing roof. The extension would be finished in brick and tile to match the house.

### **Relevant Planning History**

N/A

### **Publicity**

Immediate neighbours notified by letter dated 11/05/2023. No objections received.

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

N/A

### **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** - The proposed extension, in terms of scale and design, would be in keeping with the existing house and would not appear incongruous within the streetscape. The extension does include a small setback at first floor at the front but with the arrangement of houses along the frontage, angling around the bend in the road, there would be sufficient mitigation against the appearance of terracing.

In terms of visual amenity, the proposal is acceptable and complies with UDP Policy and guidance in SPD6.

**Residential Amenity** - Given the position of the extension at the side of the house, it would not extend beyond the rear elevation of the applicant's house or the neighbours house at No.47 Fairfield Drive. With No habitable room windows on the side gable, there would be no serious detrimental impact on residential amenity.

In terms of residential amenity, the proposal is acceptable and complies with UDP Policy and guidance in SPD6.

**Parking and Access** - The existing driveway with access onto Fairfield Drive would remain as existing.

### **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.

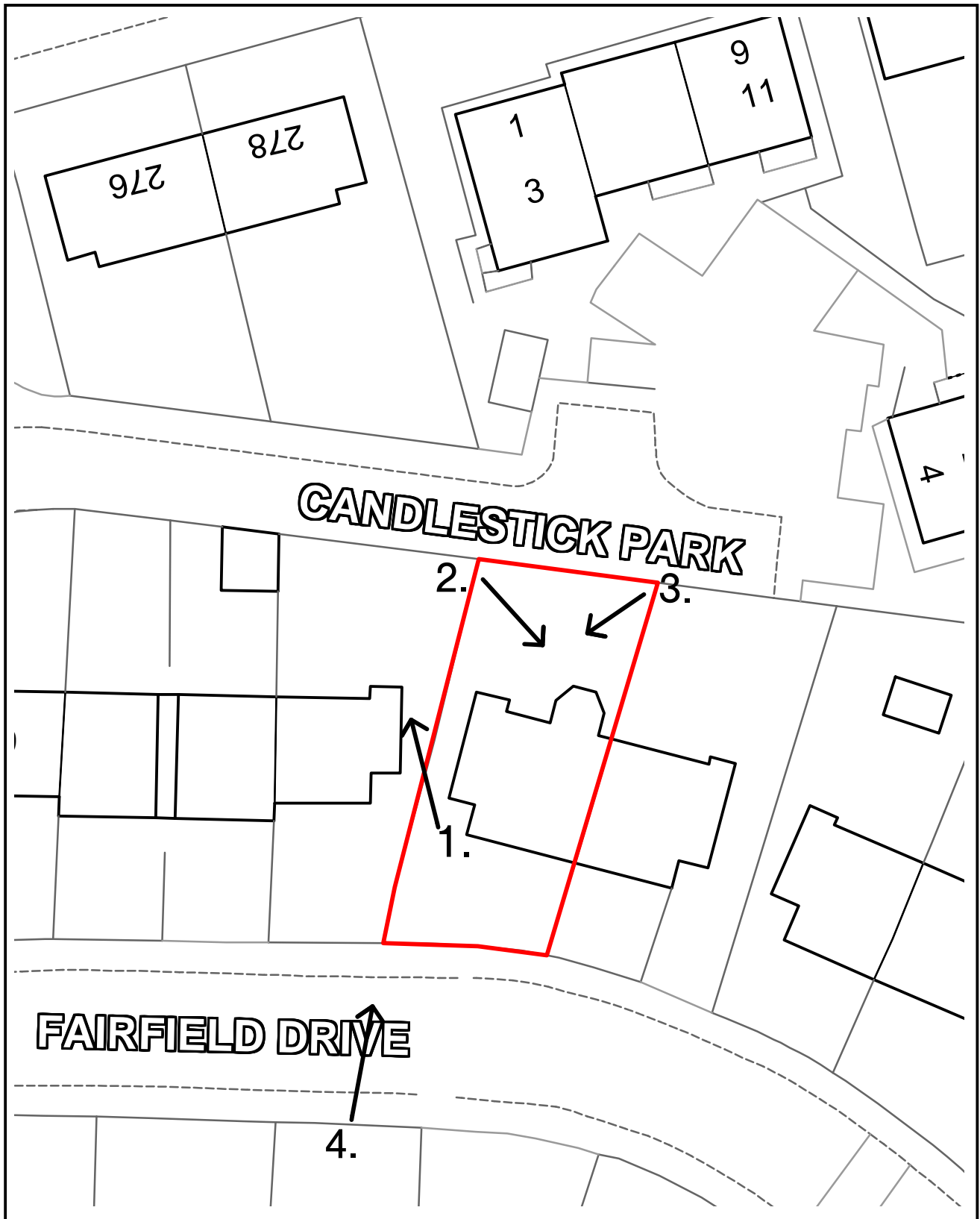
**Recommendation:** Approve with Conditions

#### **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 R-0778-01, 02/A and 03 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 external finishing materials for the proposal hereby approved shall match those of the existing house.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 Alterations and Extensions and Associated SPD6.

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

# Viewpoints - Item 01



PLANNING APPLICATION LOCATION PLAN

APP. NO 69622

ADDRESS: 47 Fairfield Drive  
Bury

Planning, Environmental and Regulatory Services

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**Bury**  
COUNCIL

Item 01 - 69622

Photo 1



Photo 2





Item 01 - 69622

Photo 3



Photo 4





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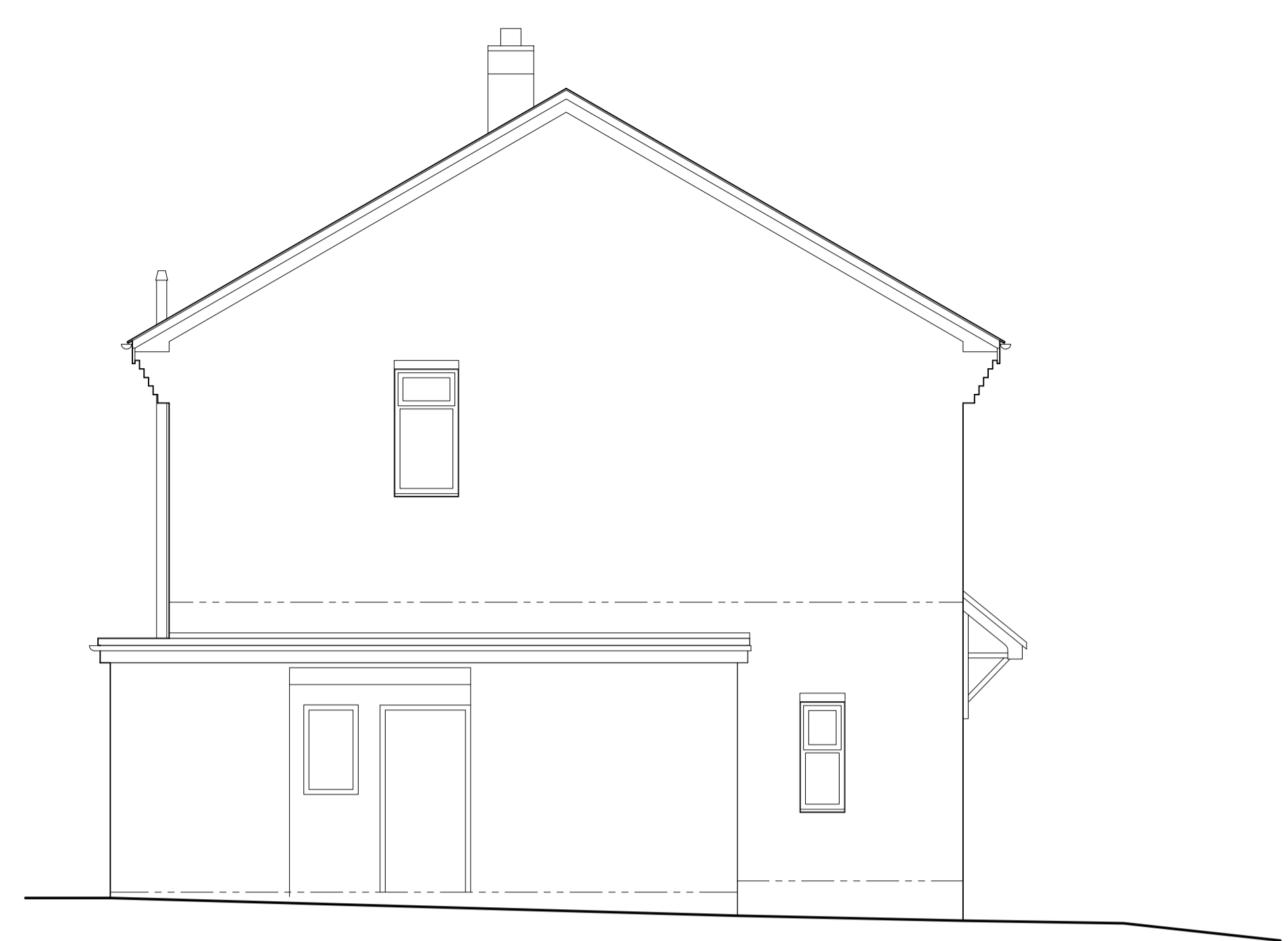
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As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

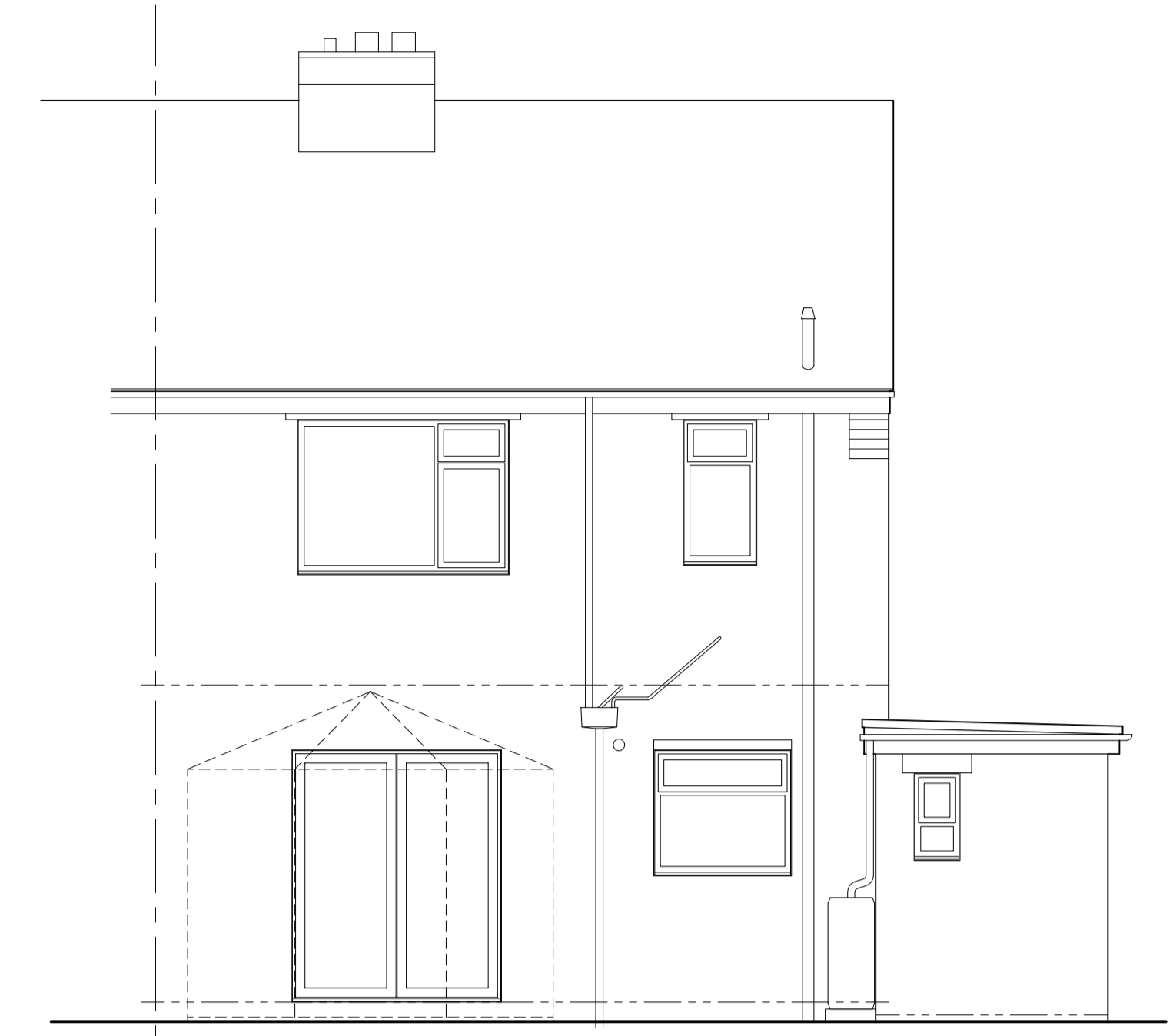
The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.



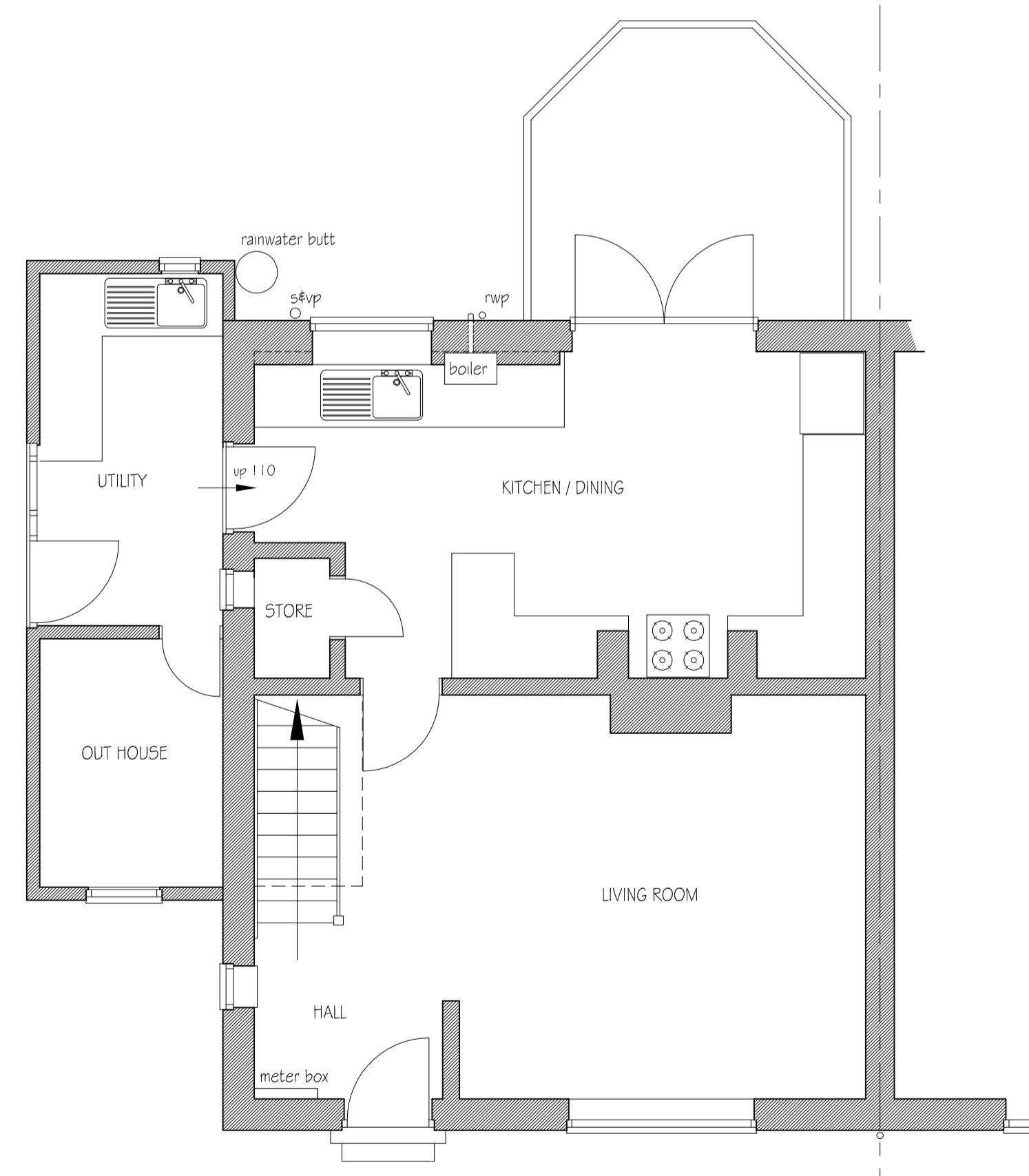
FRONT ELEVATION AS EXISTING



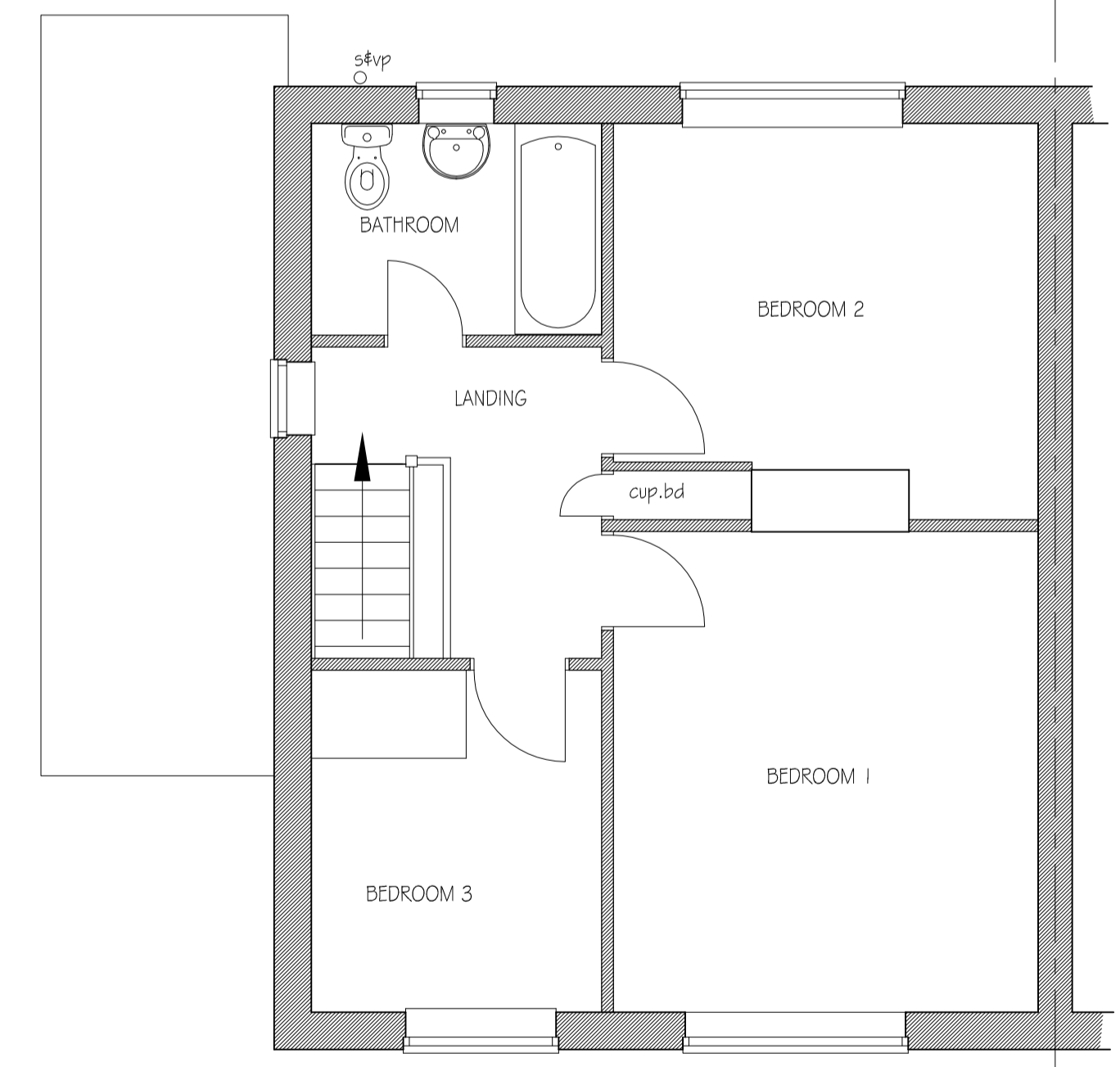
SIDE ELEVATION AS EXISTING



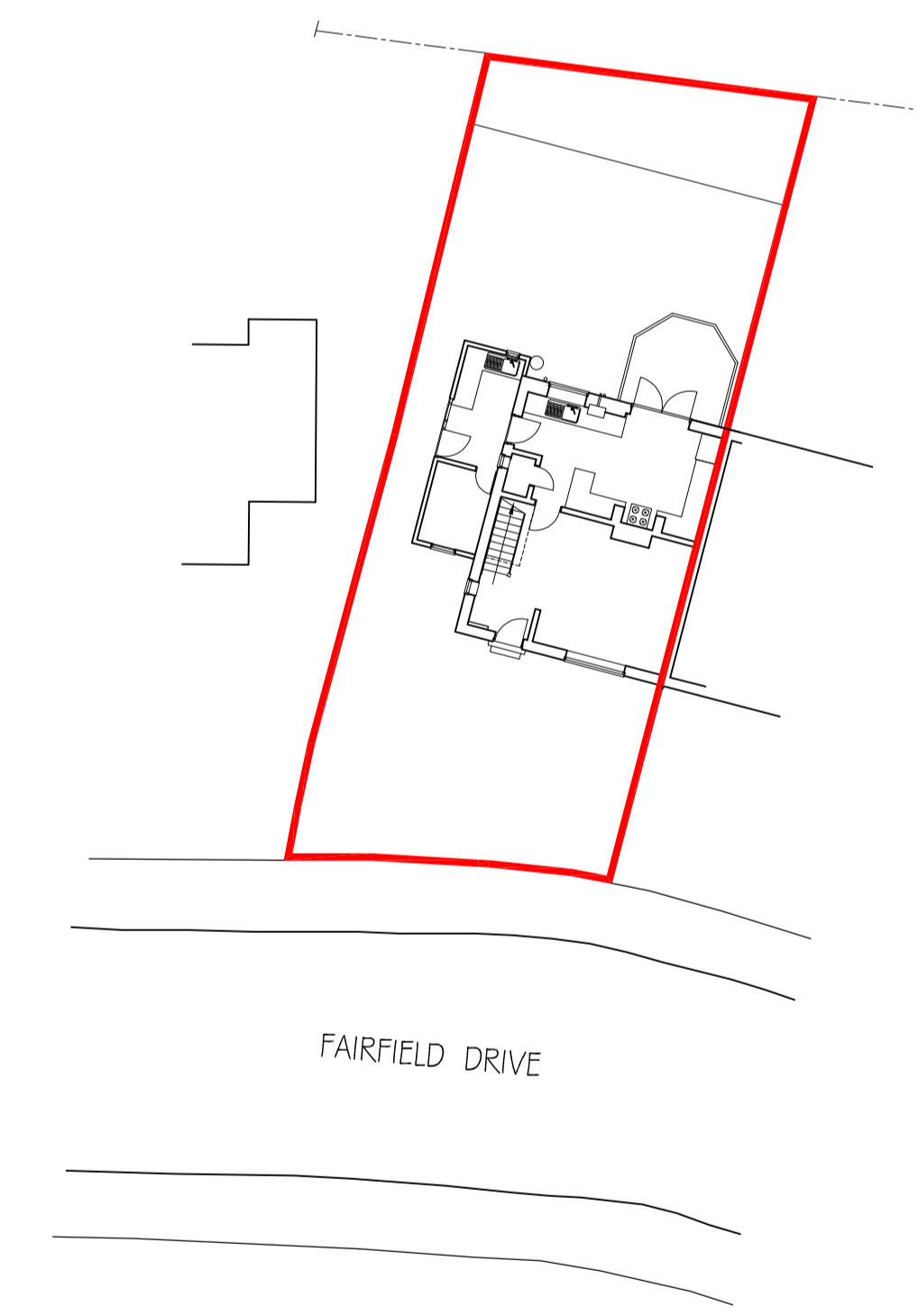
REAR ELEVATION AS EXISTING



GROUND FLOOR PLAN AS EXISTING



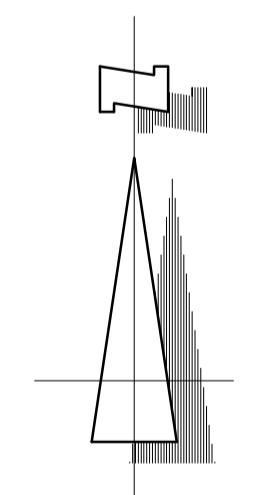
FIRST FLOOR PLAN AS EXISTING



1:200 SCALE SITE PLAN



1:1250 SCALE LOCATION PLAN  
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REV	DESCRIPTION	CHECK	DATE

CLIENT  
**GAVIN and SALLY McGill**

PROJECT  
**Proposed Extension and Alterations  
47 Fairfield Drive, Bury, BL9 7SL**

DRAWING  
**Plans and Elevations as Existing**

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	April 2023	agw	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0778-01			



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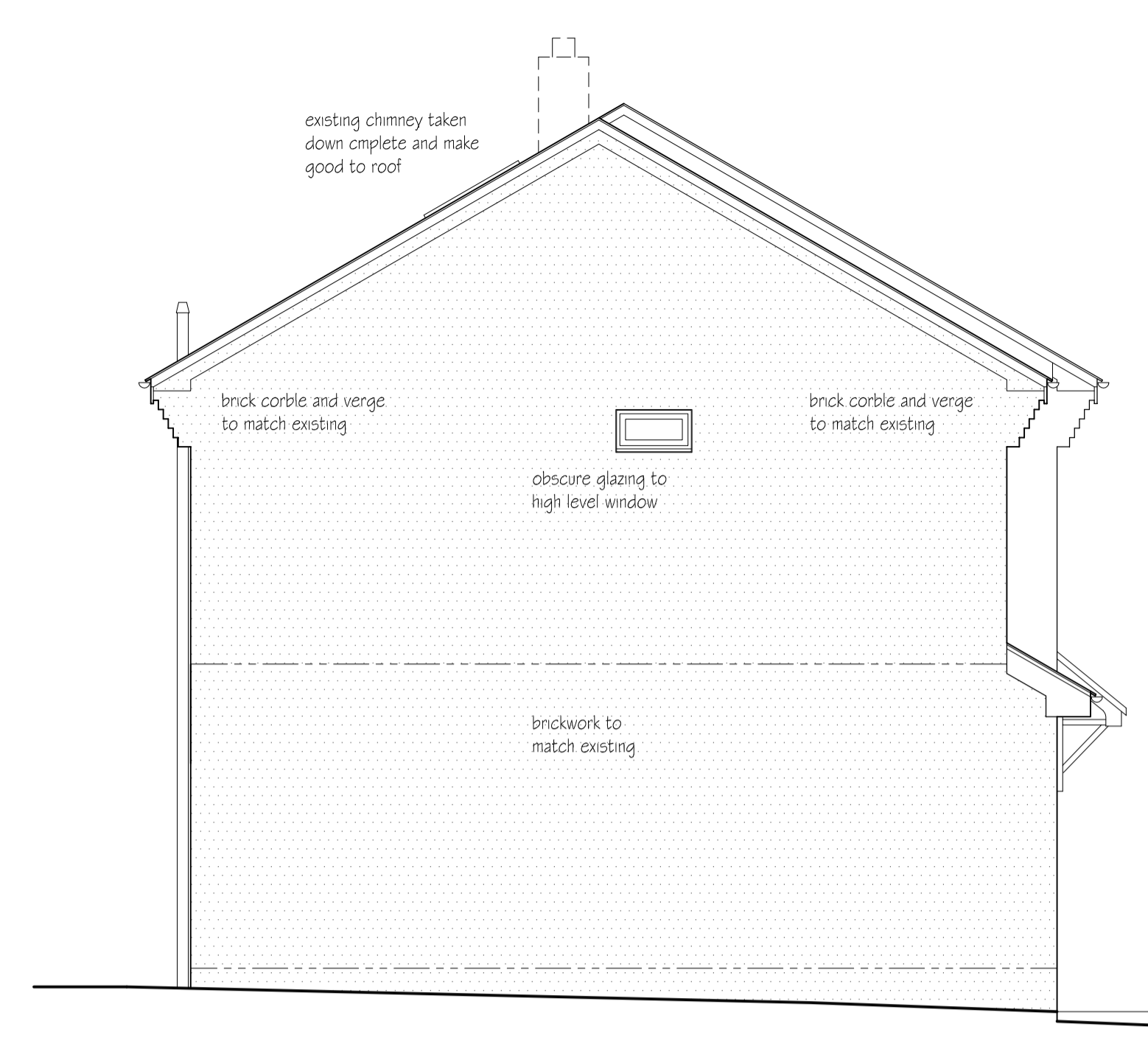
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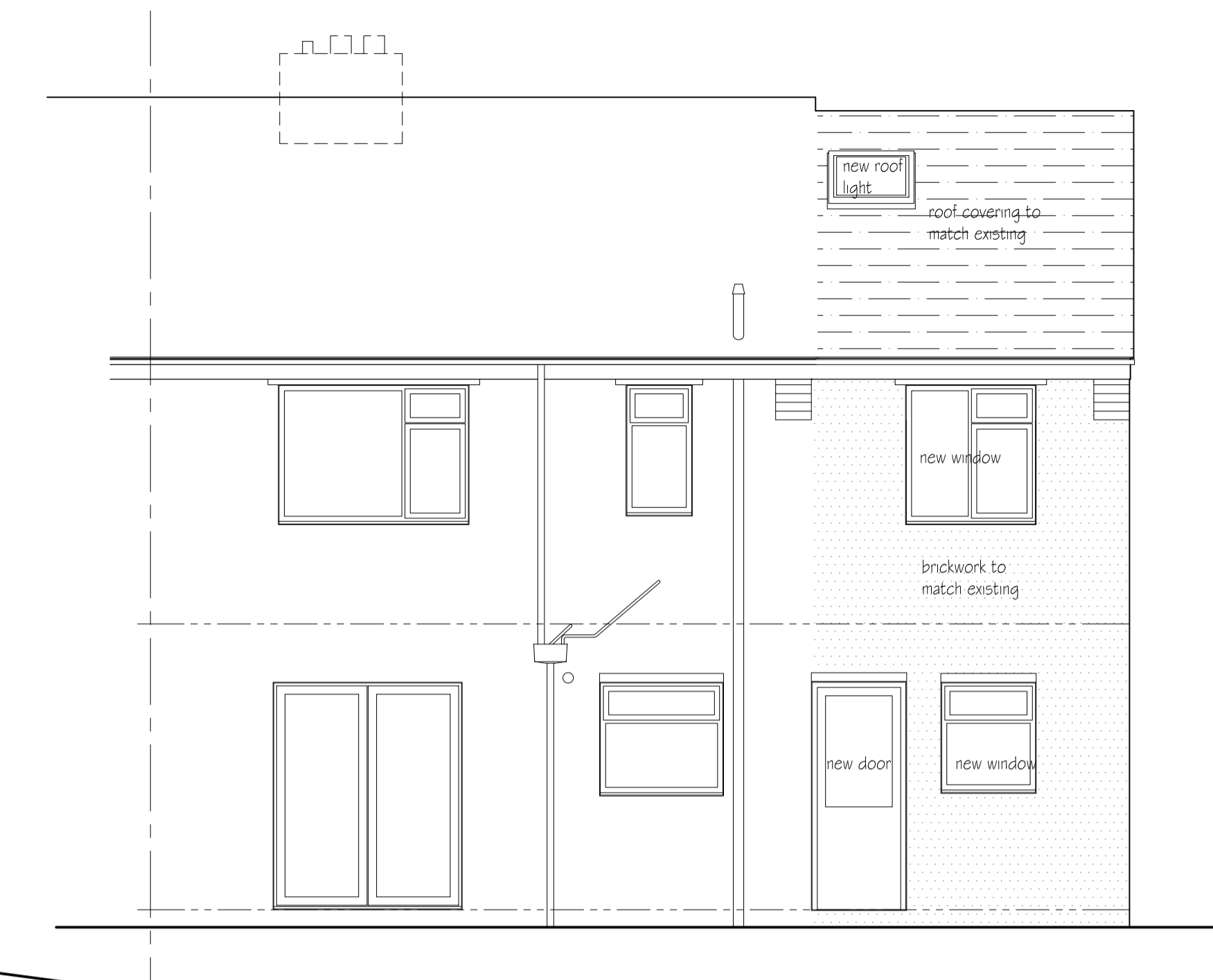
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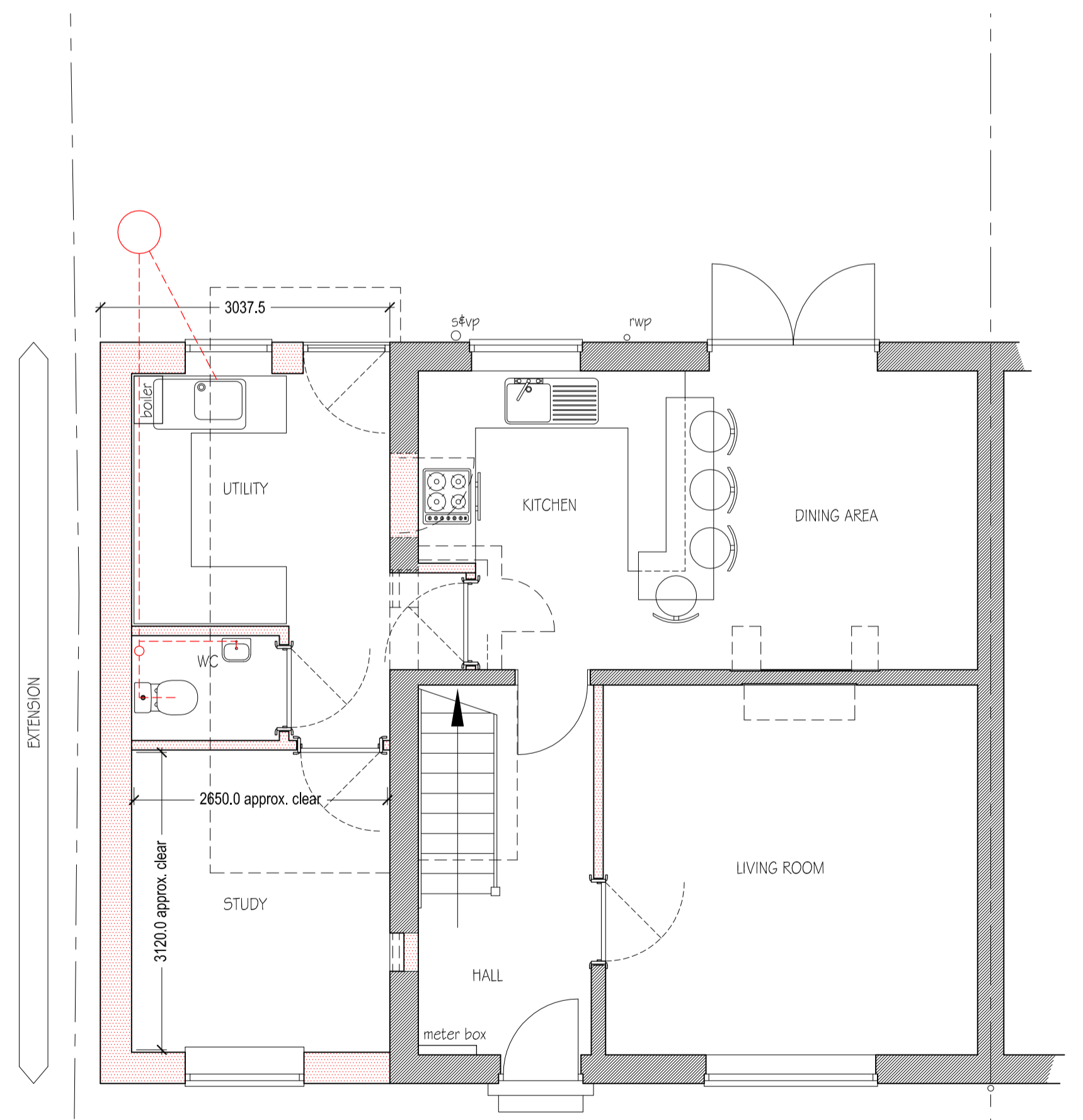
FRONT ELEVATION  
AS PROPOSED



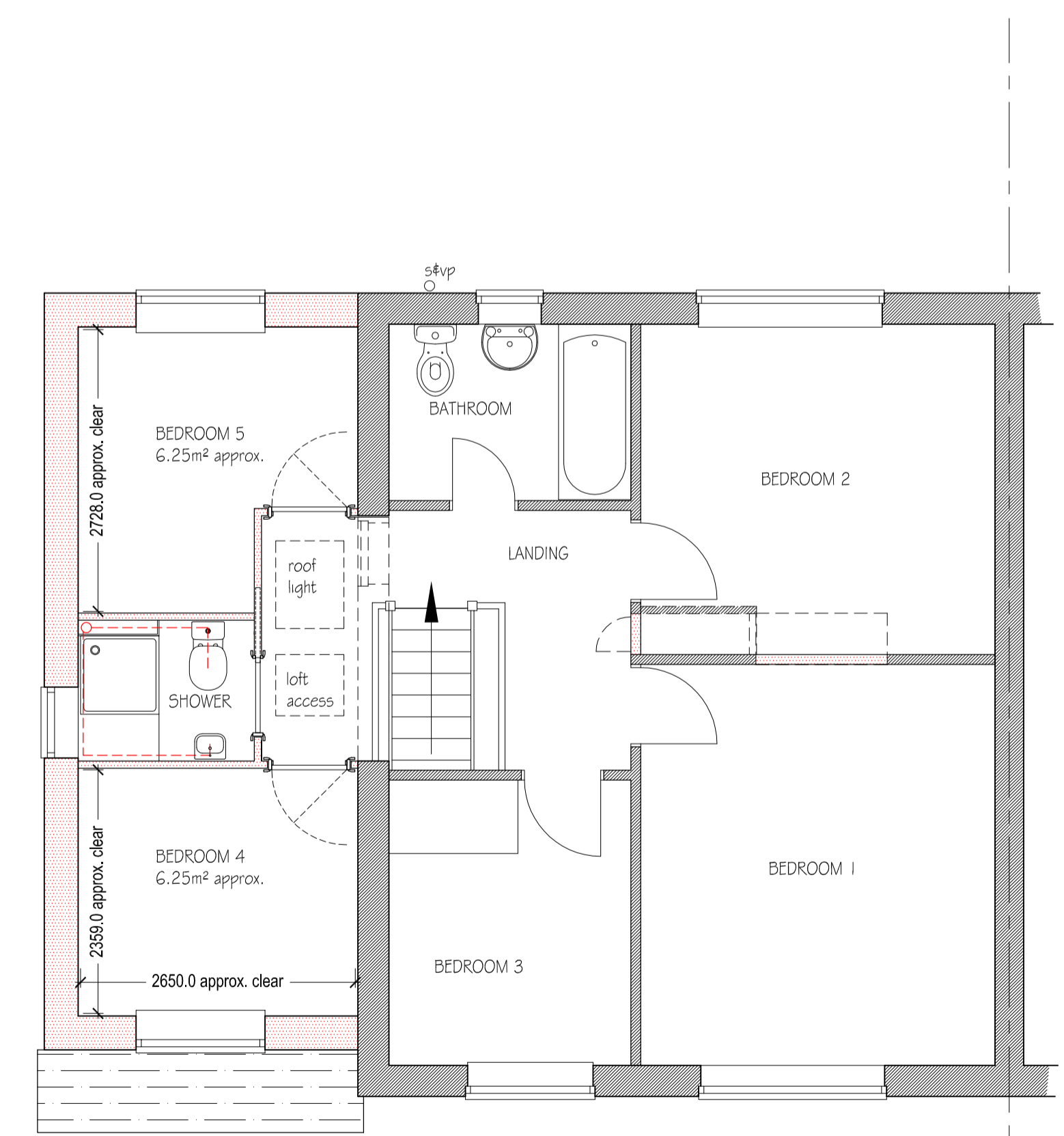
SIDE ELEVATION  
AS PROPOSED



REAR ELEVATION  
AS PROPOSED



GROUND FLOOR PLAN  
AS PROPOSED



FIRST FLOOR PLAN  
AS PROPOSED

REV	DESCRIPTION	CHECK	DATE
A	Client revisions		25.04.2023

CLIENT  
**GAVIN and SALLY McGill**

PROJECT  
**Proposed Extension and Alterations  
47 Fairfield Drive, Bury, BL9 7SL**

DRAWING  
**Plans and Elevations as Proposed**

SCALE	DATE	DRAWN	CHECKED
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R-0778-02		A	





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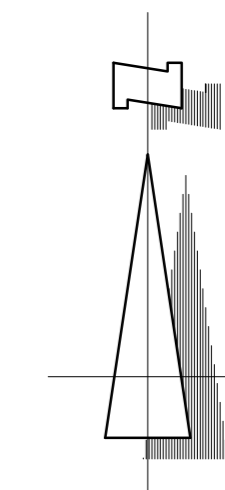
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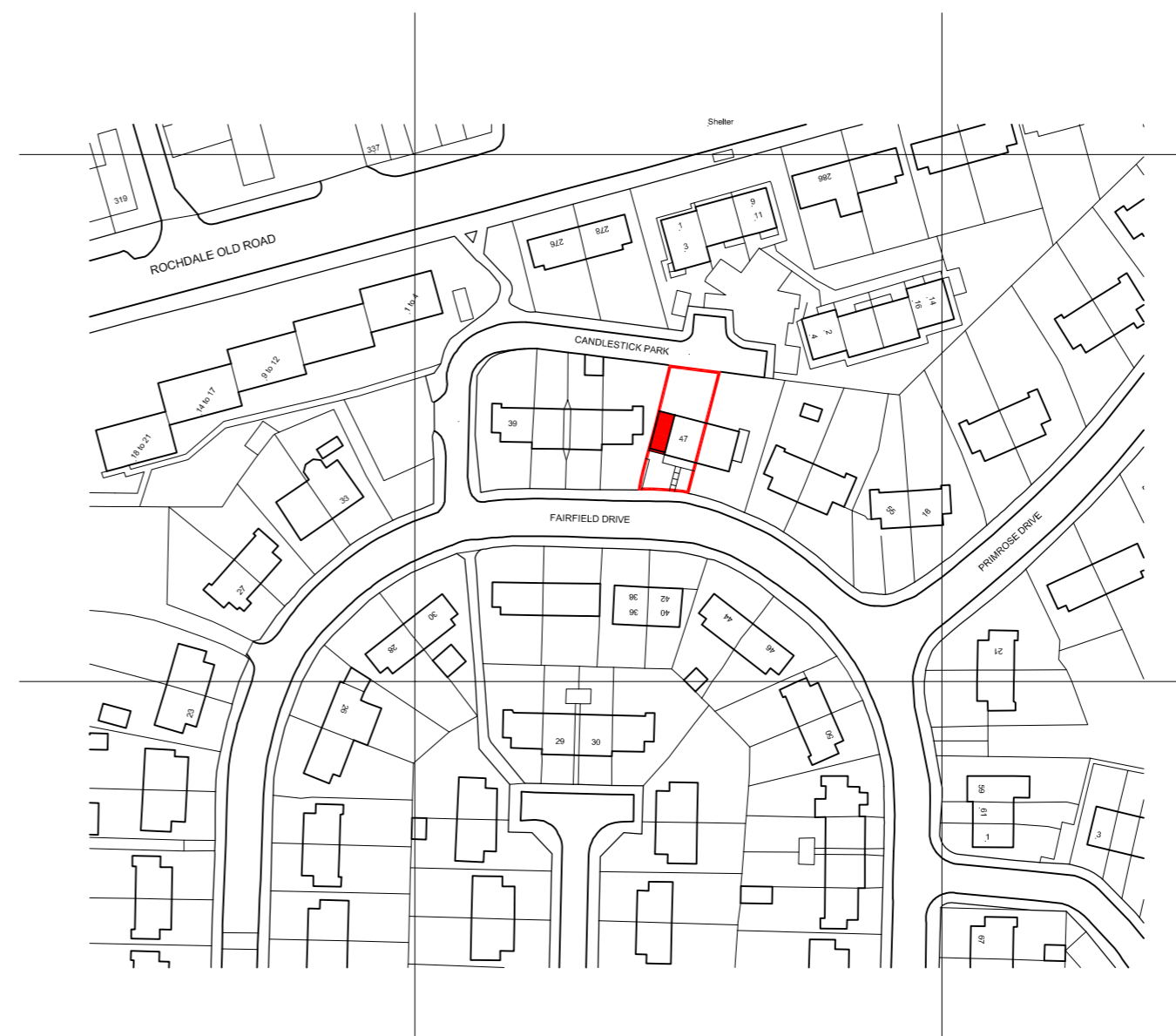
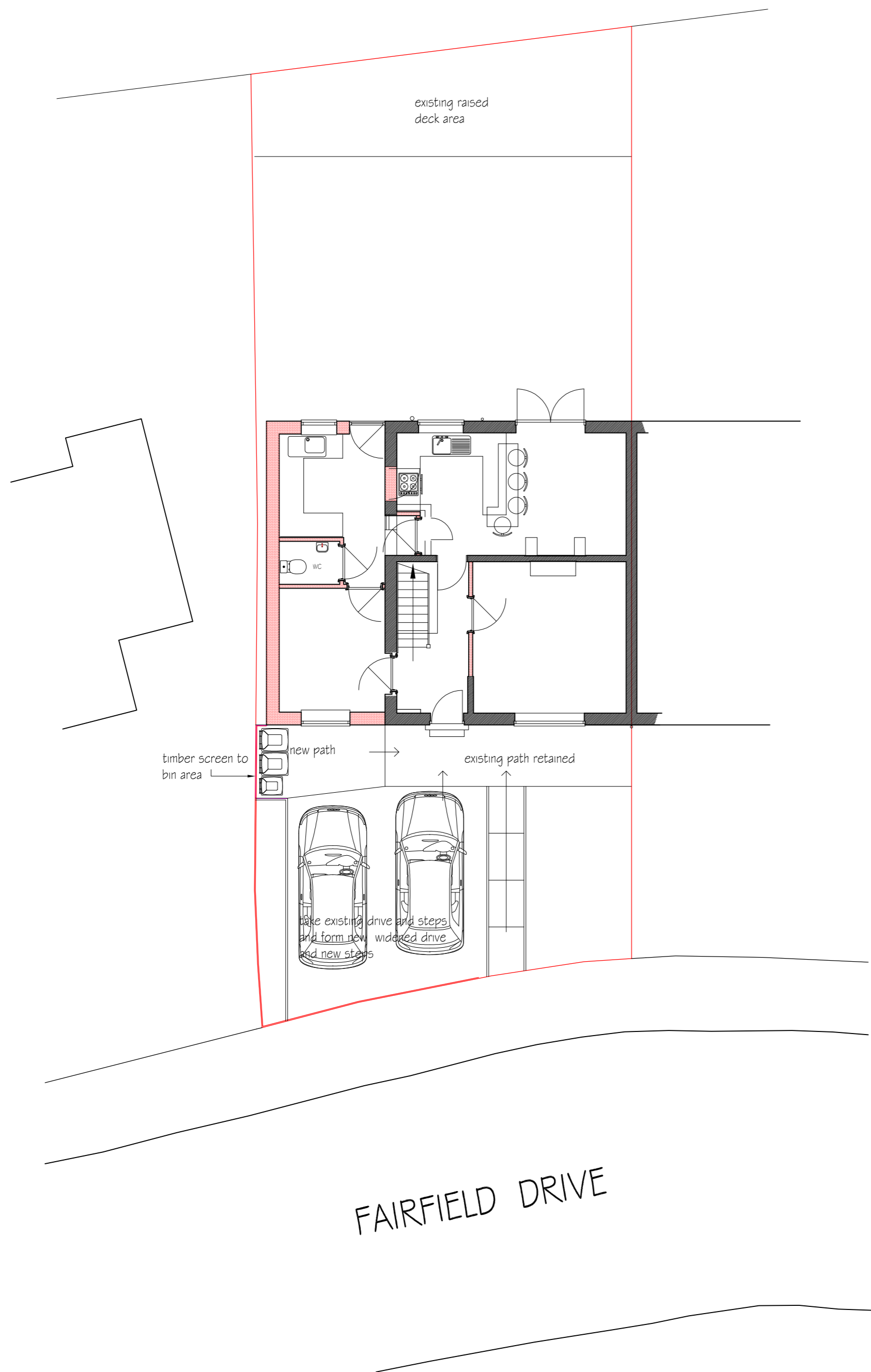
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CLIENT  
GAVIN and SALLY MCGILL

PROJECT  
Proposed Extension and Alterations  
47 Fairfield Drive, Bury, BL9 7SL

DRAWING  
Site Plan as Proposed  
and Site Location Plan

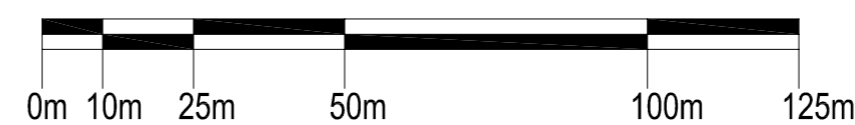
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R-0778-03			



1:1250 SCALE LOCATION PLAN

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1:1250 SCALE



1:200 SCALE

