

**Ward:** North Manor

Item 02

**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 garage in rear garden; Alterations to driveway to create additional parking

**Application Ref:** 70077/Full

**Target Date:** 08/11/2023

**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 along the side. Works have commenced on extensions at the side/rear previously approved under application 69250. The site 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 west side and is a detached house with its drive and a detached garage adjacent the site. To the opposite side 8 Springside Road is a detached house extended two and single storey to the site side. Opposite across the street is a primary school.

The application is a revised scheme to 69250 and now includes a two storey extension at the rear replacing the two storey bay windows which are in a poor state of repair. The proposal now comprises as follows.

To the west side of the property a two storey extension coming out 3.6m and 5.4m in length from the existing rear elevation. It would form an additional bedroom with ensuite. To the rear elevation the two storey bay window would be removed and a two storey extension constructed 2.3m deep and 3.9m across extending a bedroom. The extension would then reduce to single storey for a further 4m across where it would then project 3.9m deeper for 4.8m across and 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

69250 - 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 - AC 22/03/2023

### **Publicity**

9 notification letters were sent on 19/09/23 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

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 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 two storey would have a dual pitched roof forming a rear gable and the adjacent single storey monopitch roof would be continued across above patio doors. The deeper section to the single storey would have a dual pitched roof.

The detached garage would have a dual pitched roof and be set back into the rear garden 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** - In relation to the proposed development that 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. 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 be located in the area alongside where No.14 has its own detached garage.

The two storey to the rear would be to the side to 8 Springside Road. It would extend to be around level with the single storey rear extension of this neighbouring property and the site and No.8 are separated by a wide gap of approximately 6.3m. There would be secondary bedroom windows to the first floor side elevation of the proposed two storey. The planning statement notes these to be non opening and obscure glazed. A condition is added for the obscure glazing to be retained.

To the rear the proposed first floor windows would be to an ensuite and bedroom and there would be approximately 49m 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

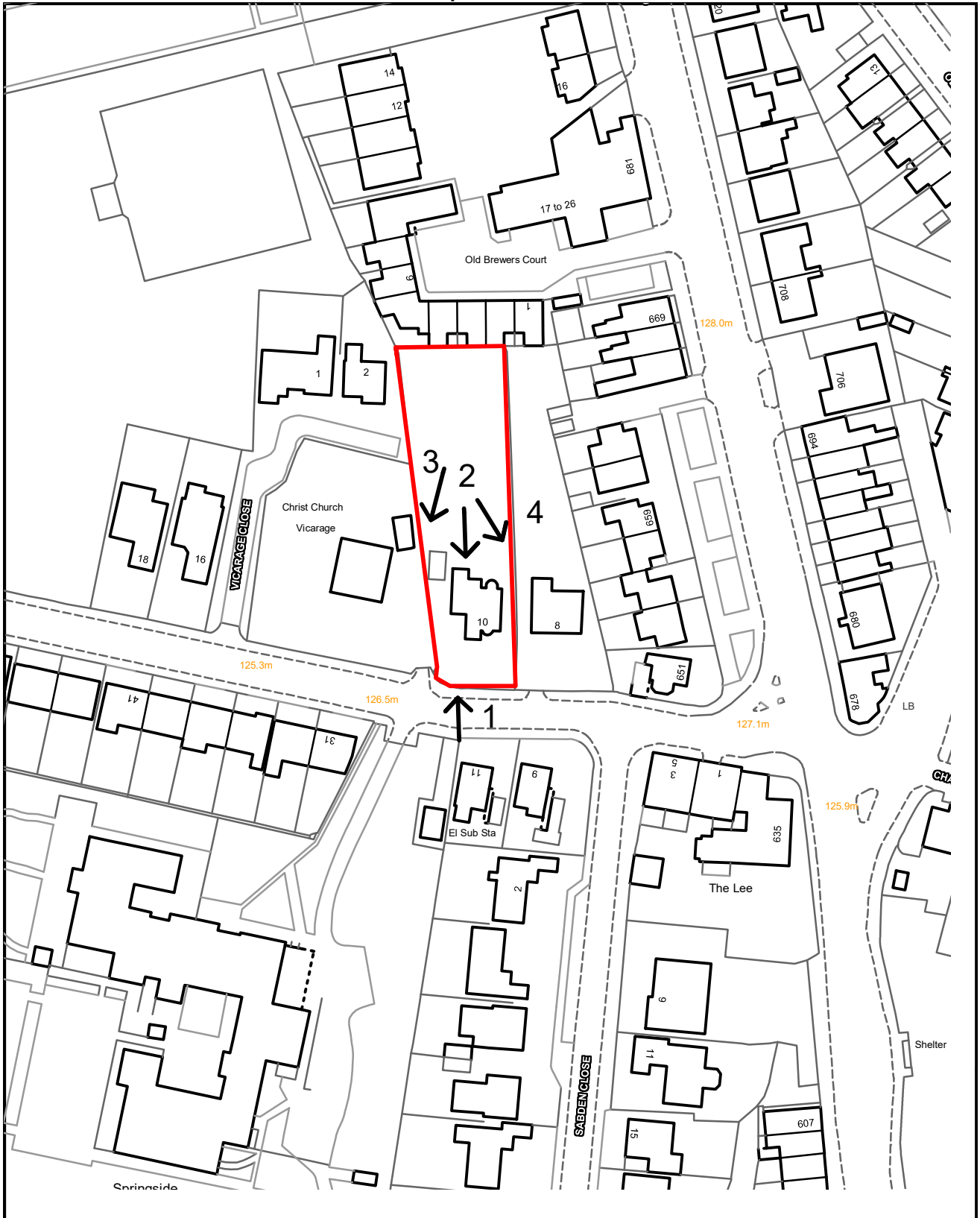
#### **Conditions/ Reasons**

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 Rev A, A105 Rev A, 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.
3. Before the first occupation of the extension hereby permitted the windows to the first floor side elevation to the two storey rear extension shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.  
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

APP. NO 70077

ADDRESS: 10 Springside Road Bury



**Bury**  
Council

Planning, Environmental and Regulatory Services

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70077

Photo 1



Photo 2



70077

Photo 3

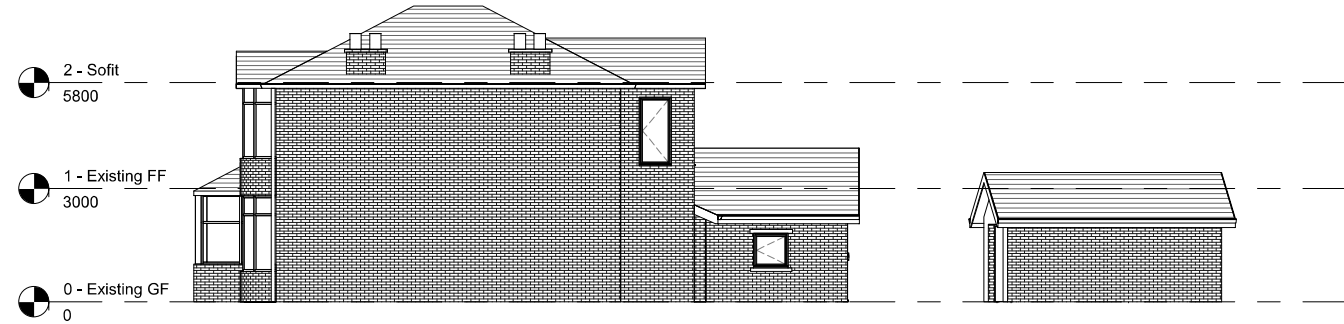


Photo 4





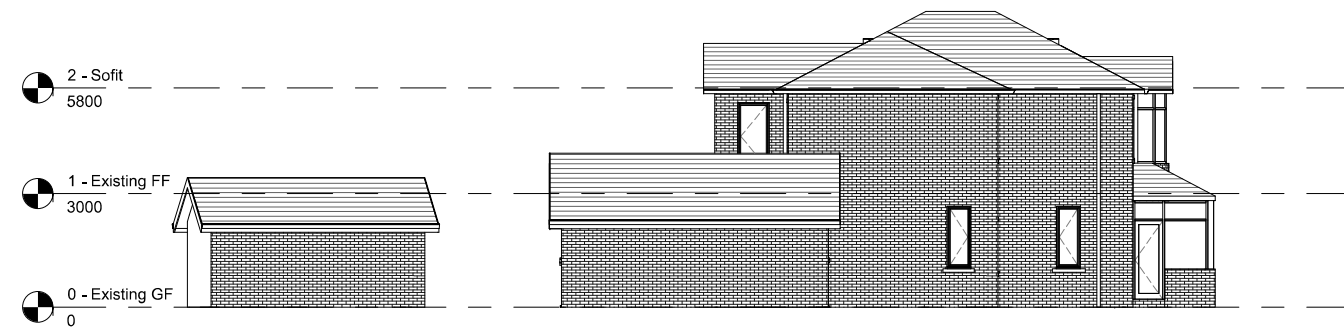
**1 Proposed Front**  
1 : 100



**3 Proposed Side A**  
1 : 100



**2 Proposed Rear**  
1 : 100



**4 Proposed Side B**  
1 : 100

Rev	Description	Date
A	2nd Floor Extension Added	12/09/23

CODE	SUITABILITY DESCRIPTION
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STATUS	PURPOSE OF ISSUE
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PROJECT  
**10 Springside Drive**

TITLE  
**Proposed Elevations**

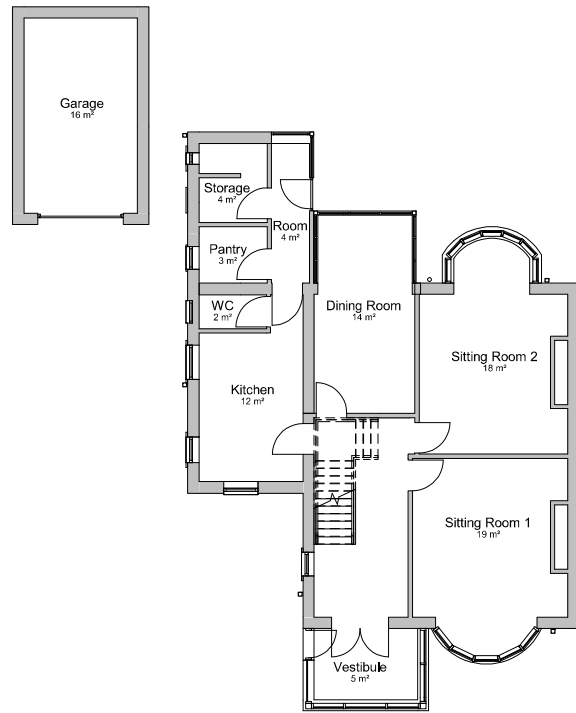
CLIENT  
**Mr & Mrs Leach**

DRAWN BY AC	CHECKED BY SL	DATE 12/09/23
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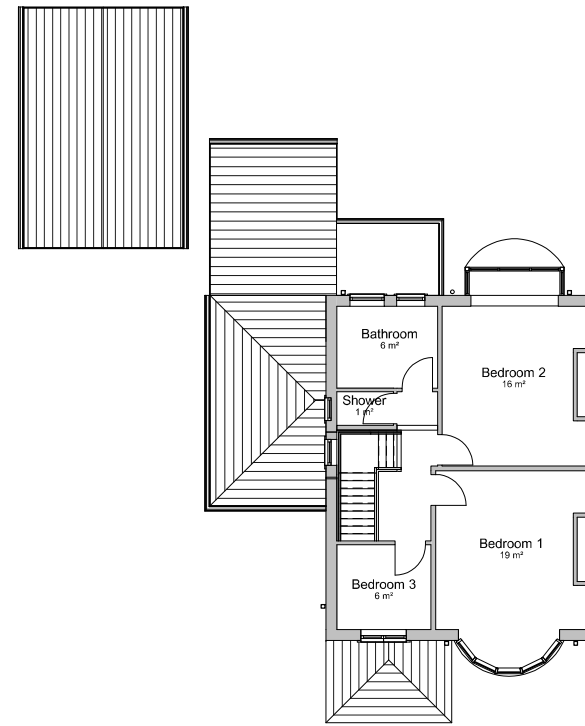
SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number
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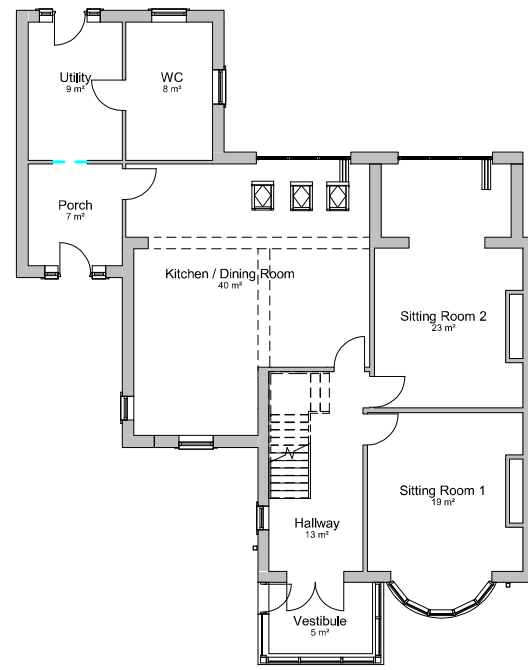




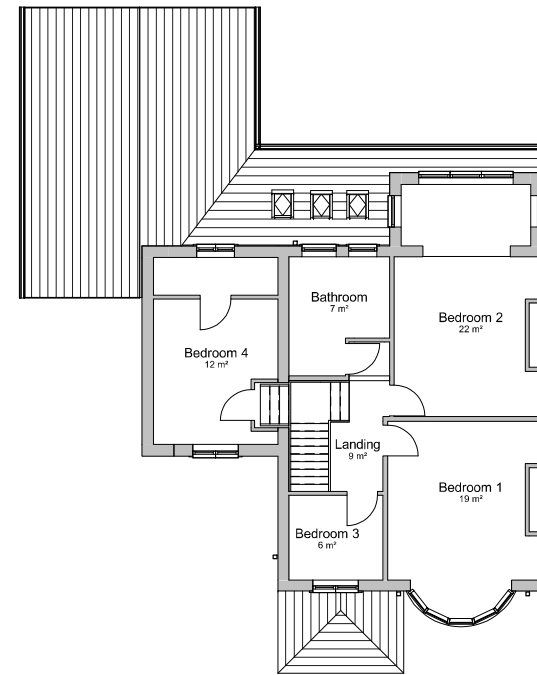
**1 0 - Existing GF**  
1 : 100



**2 1 - Existing FF**  
1 : 100



**3 0 - Proposed GF**  
1 : 100



**4 1 - Proposed FF**  
1 : 100

Rev	Description	Date
A	2nd Floor Extension Added	12/09/23

CODE	SUITABILITY DESCRIPTION
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STATUS	PURPOSE OF ISSUE
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PROJECT  
**10 Springside Drive**

TITLE  
**Existing & Proposed Floor Plans**

CLIENT  
**Mr & Mrs Leach**

DRAWN BY AC	CHECKED BY SL	DATE 12/09/23
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SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number
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DRAWING NUMBER A100	REV A
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Rev	Description	Date
A	2nd Floor Extension Added	12/09/23

CODE	SUITABILITY DESCRIPTION
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STATUS	PURPOSE OF ISSUE
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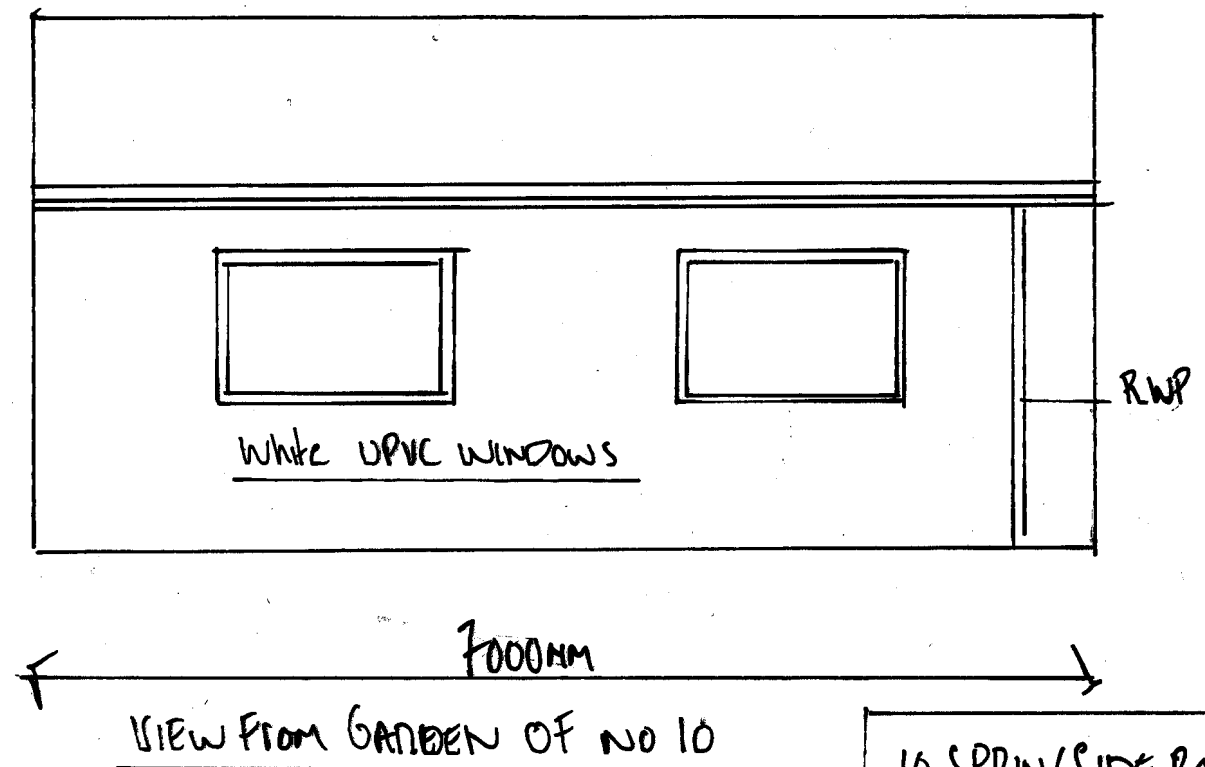
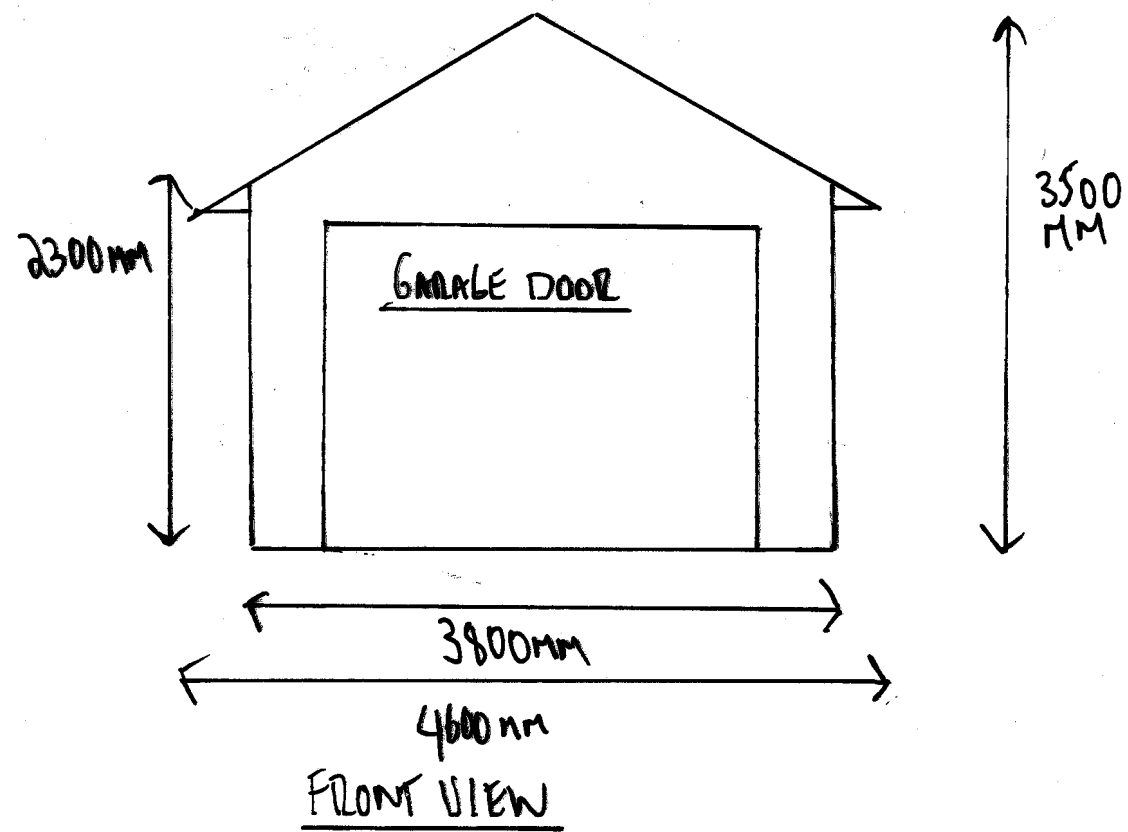
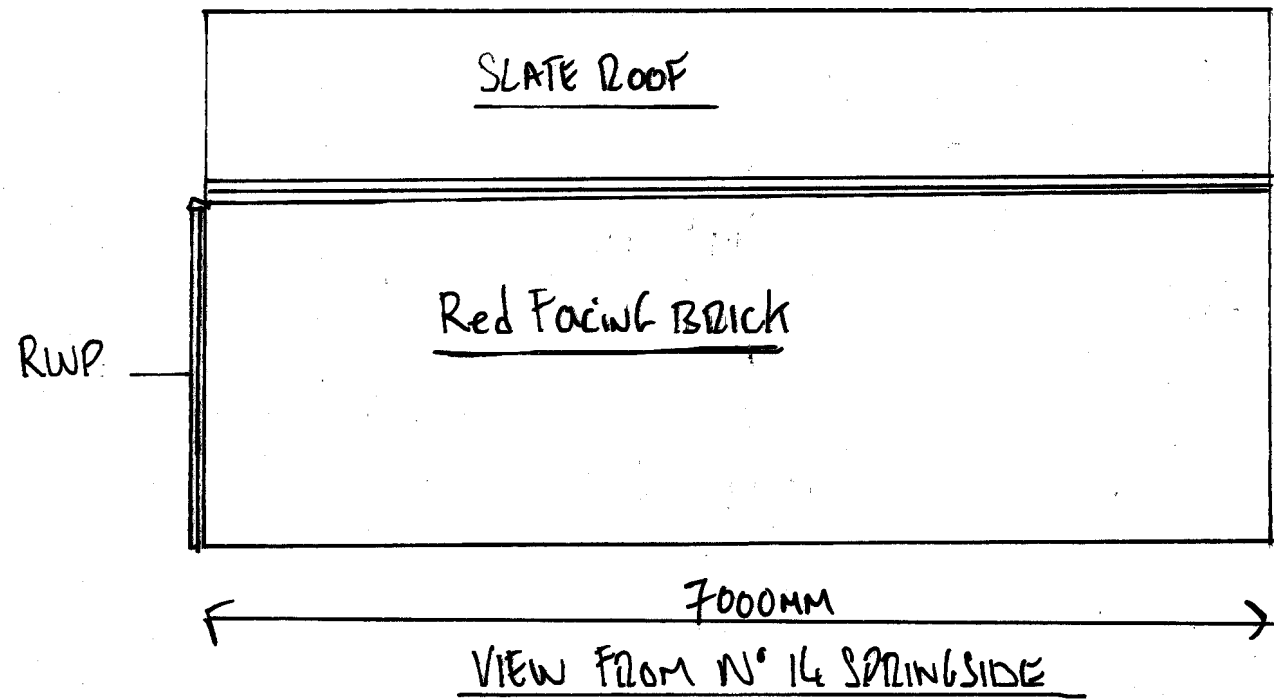
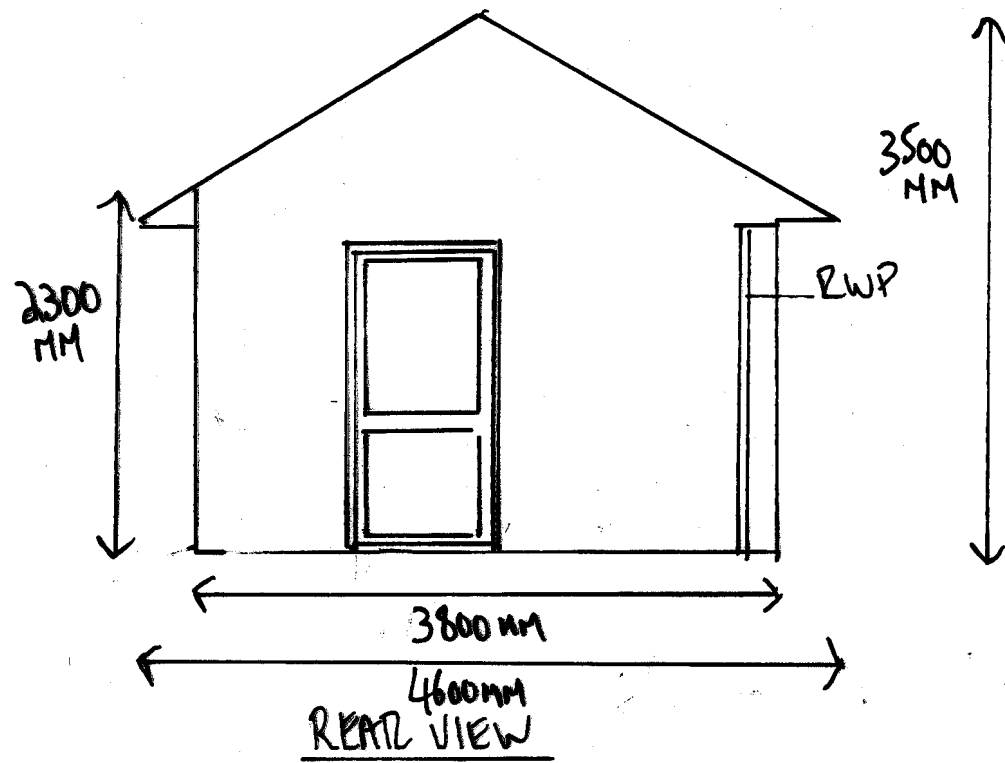


PROJECT  
**10 Springside Drive**

TITLE  
**Existing & Proposed Driveway Layout**

CLIENT  
**Mr & Mrs Leach**

DRAWN BY AC	CHECKED BY SL	DATE 12/09/23
SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number	
DRAWING NUMBER A105	REV A	



10 SPRINGSIDE ROAD, BURY  
 PROPOSED DETACHED GARAGE  
 SCALE 1:50 @ A3