

**Ward:** Bury East

Item 03

**Applicant:** Mr & Mrs McGill

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

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

**Application Ref:** 70342/Full

**Target Date:** 12/02/2024

**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. A new single storey side extension would be located broadly on the same footprint as the side outrigger but would sit flush with the front and rear elevations of the dwelling, projecting out 3m and extending 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 accommodate a study and utility room. The extension would be finished in brick and tile to match the house.

### **Relevant Planning History**

69622 - Demolition of existing conservatory and erection of two storey side extension - Approve with Conditions 28/06/2023

### **Publicity**

Immediate neighbours notified by 21/12/2024. 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**

**Visual Amenity** - The proposed extension, in terms of scale, design and finish, would be in keeping with the existing house and would not appear prominent or incongruous within the streetscape. 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 neighbour's 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.

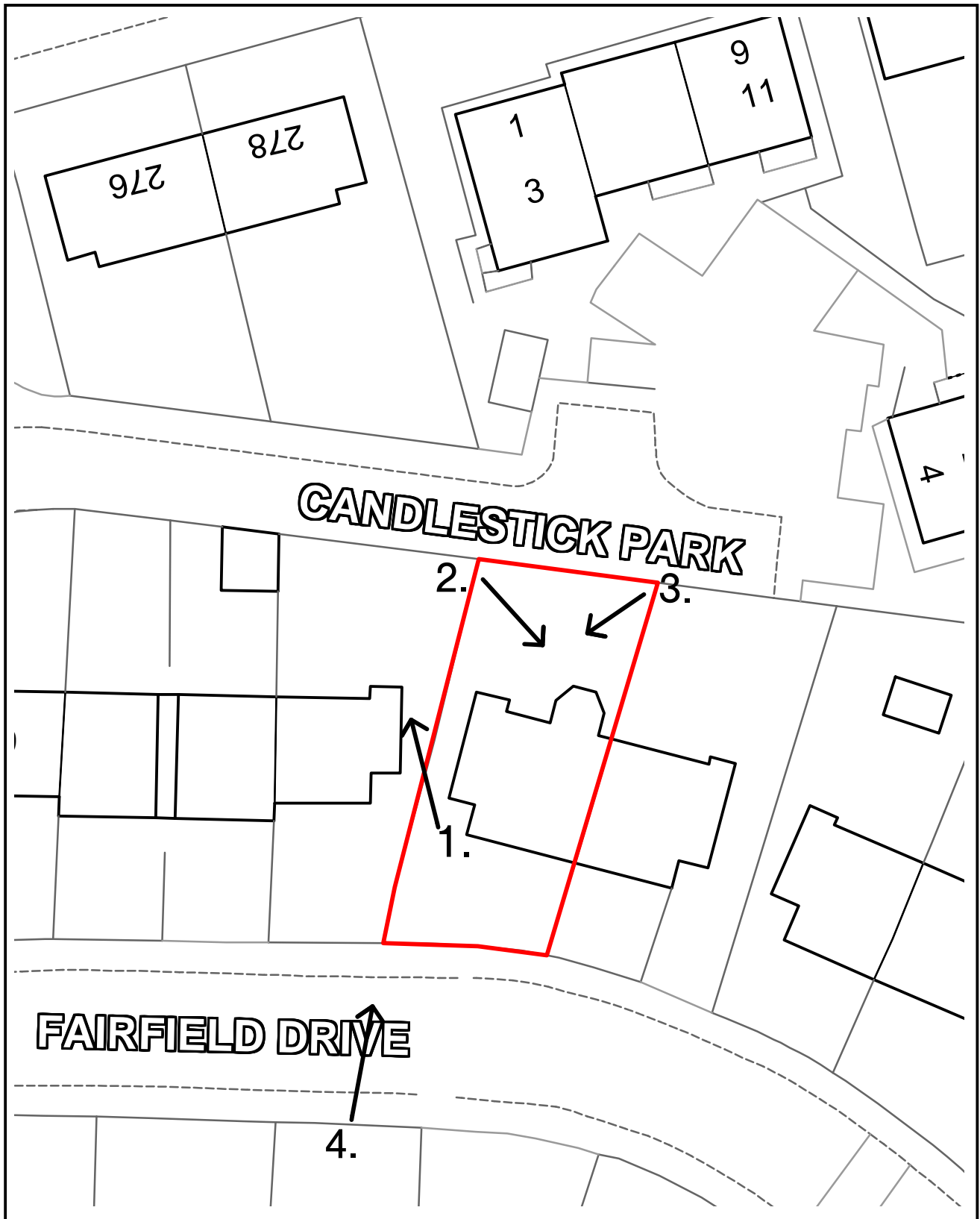
**Recommendation:** Approve with Conditions

**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, 02B and 03A 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 building.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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

# Viewpoints - Item 01



PLANNING APPLICATION LOCATION PLAN



ADDRESS: 47 Fairfield Drive  
Bury



Planning, Environmental and Regulatory Services

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Item 01 - 69622

Photo 1



Photo 2





Item 01 - 69622

Photo 3



Photo 4



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Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

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.



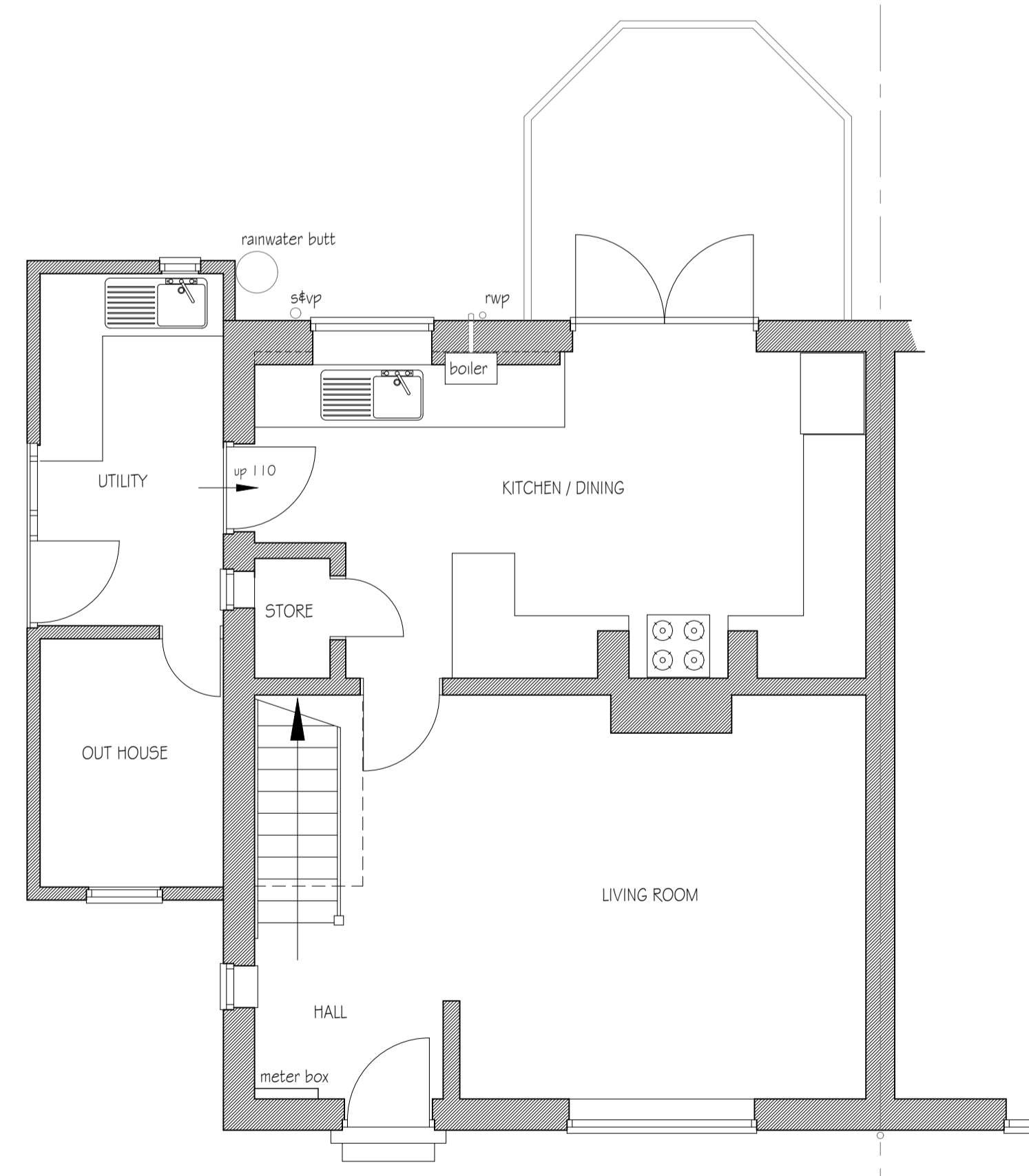
FRONT ELEVATION  
AS EXISTING



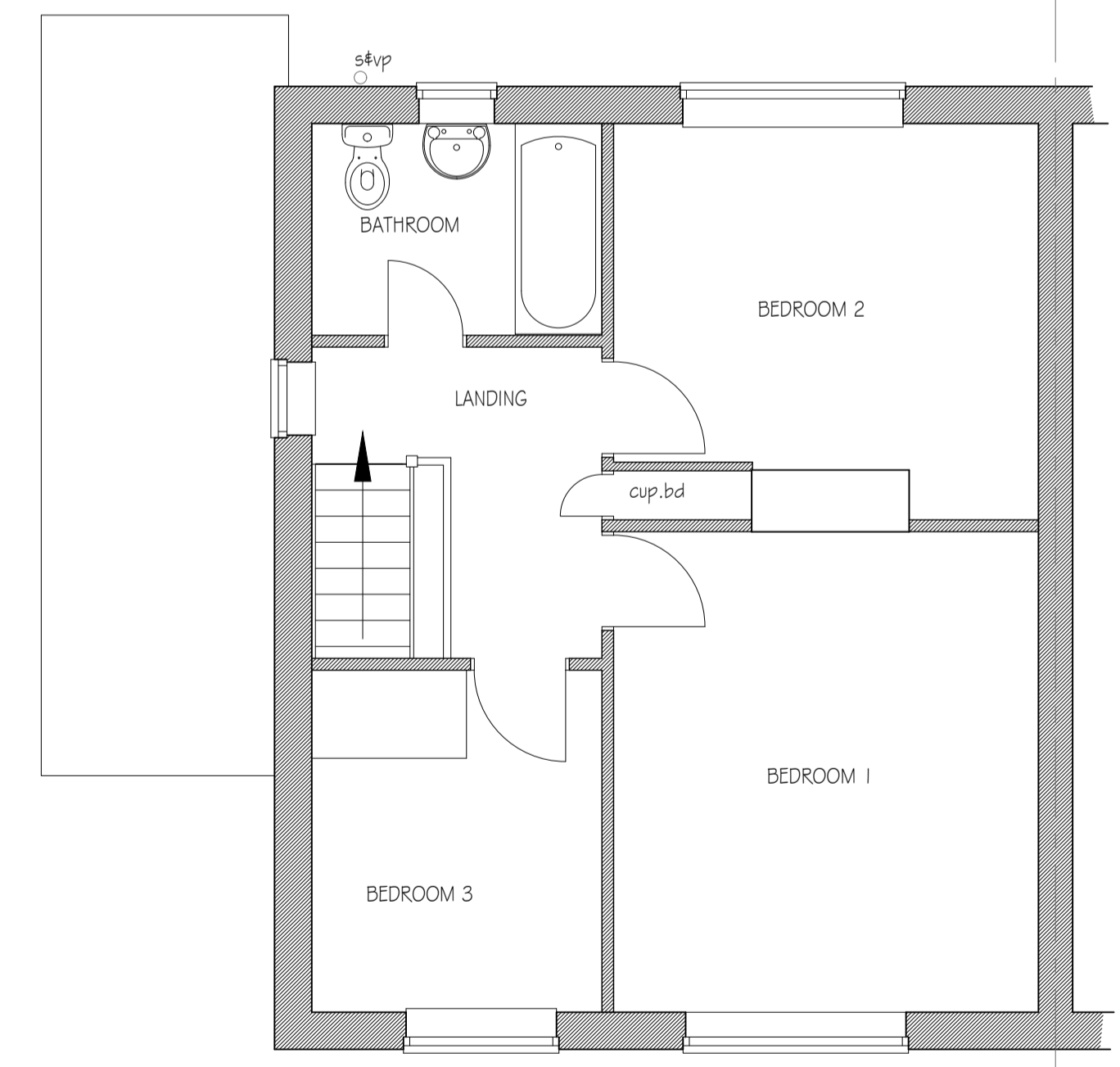
SIDE ELEVATION  
AS EXISTING



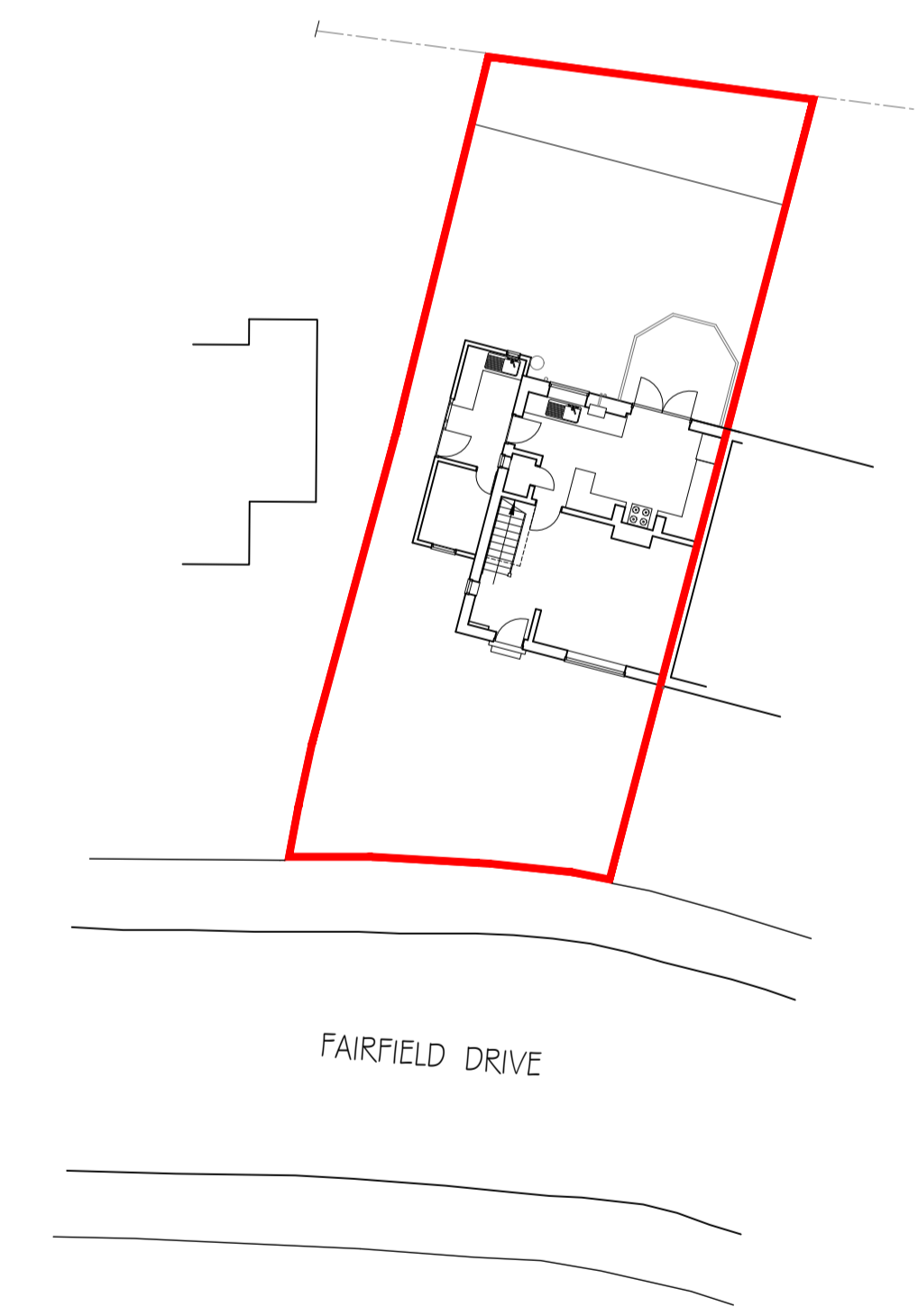
REAR ELEVATION  
AS EXISTING



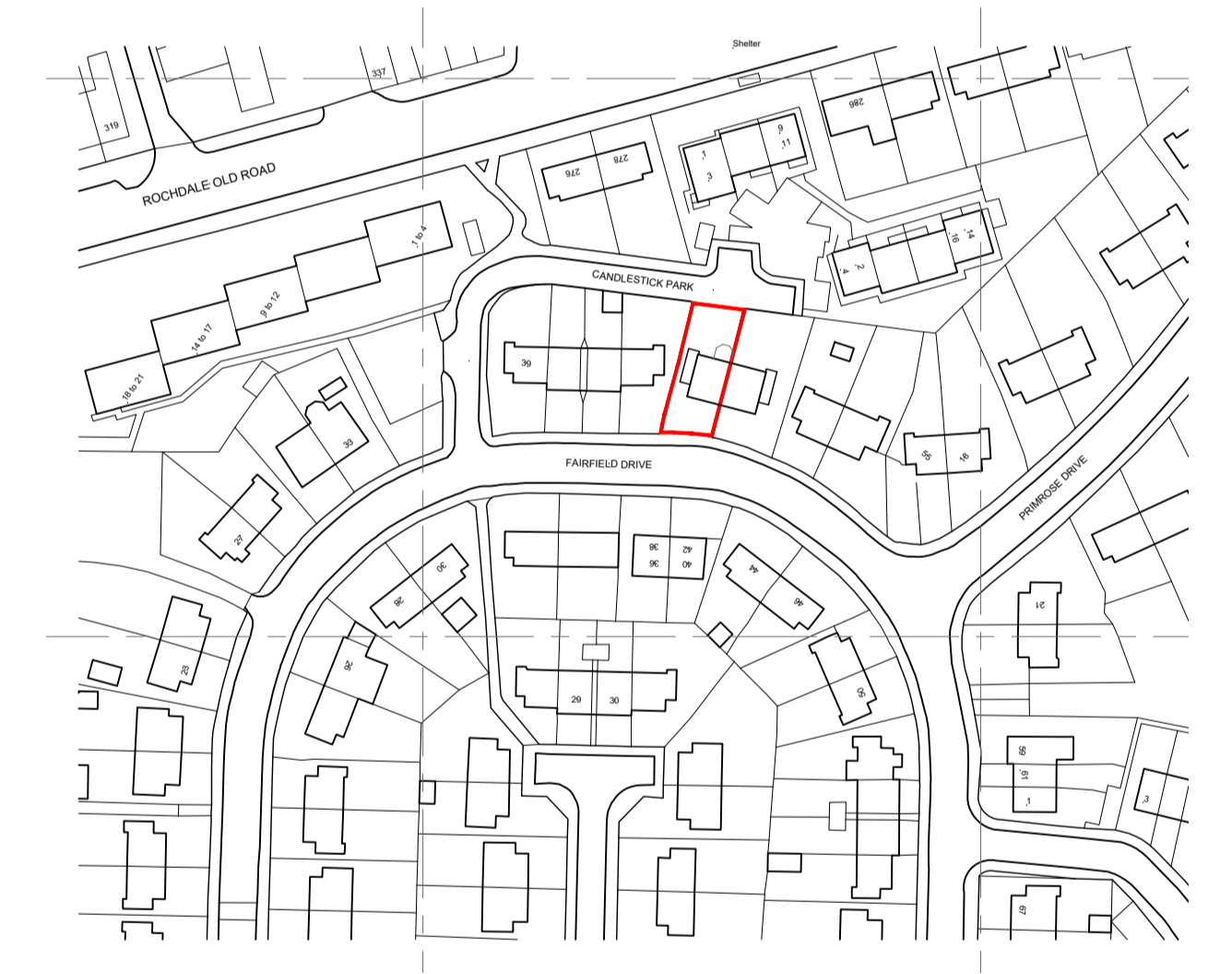
GROUND FLOOR PLAN  
AS EXISTING



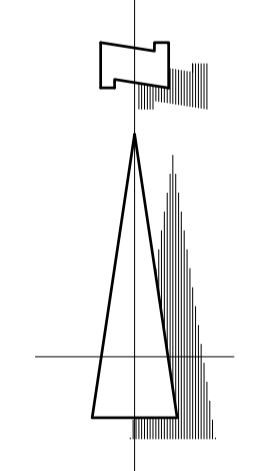
FIRST FLOOR PLAN  
AS EXISTING



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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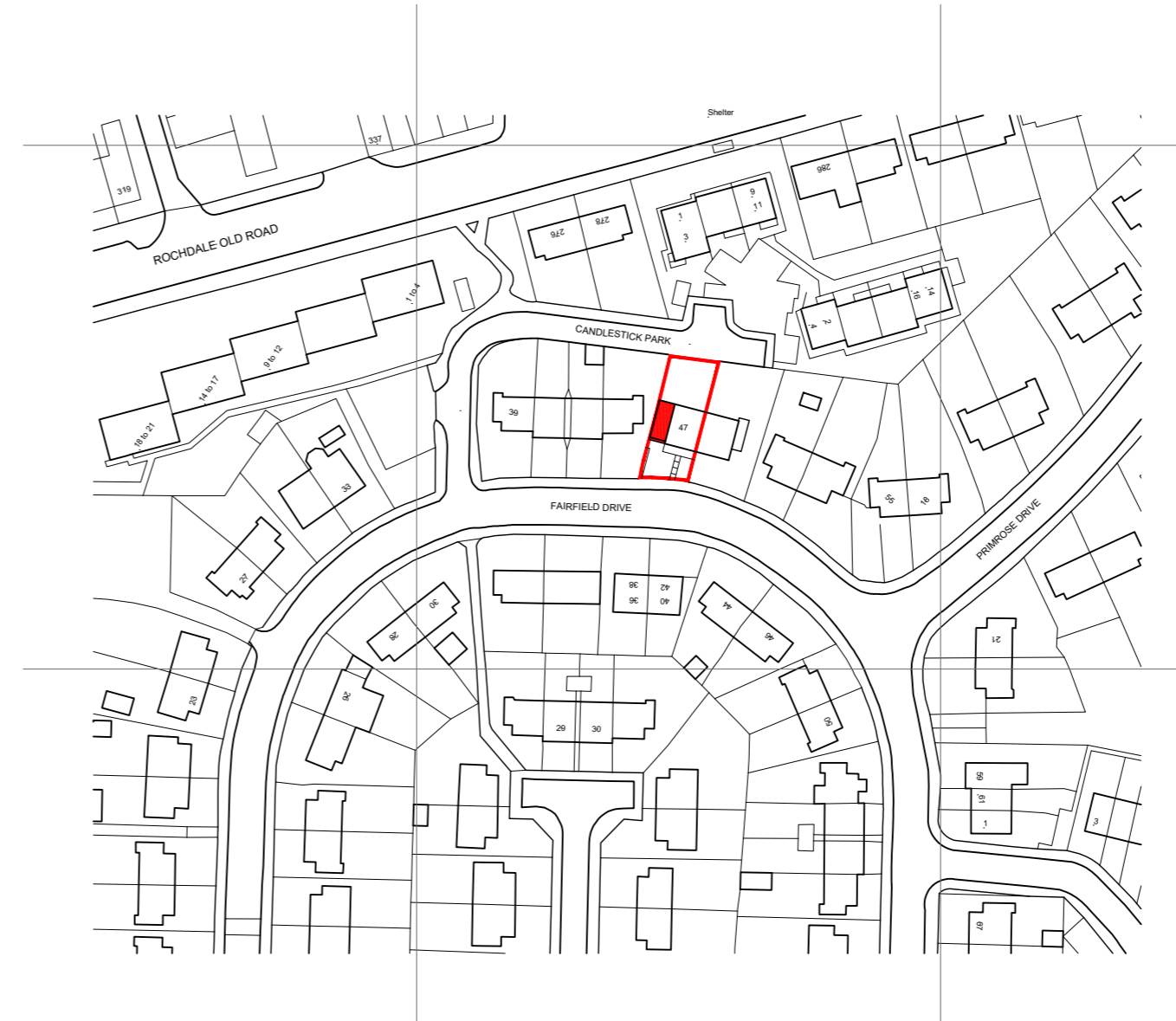
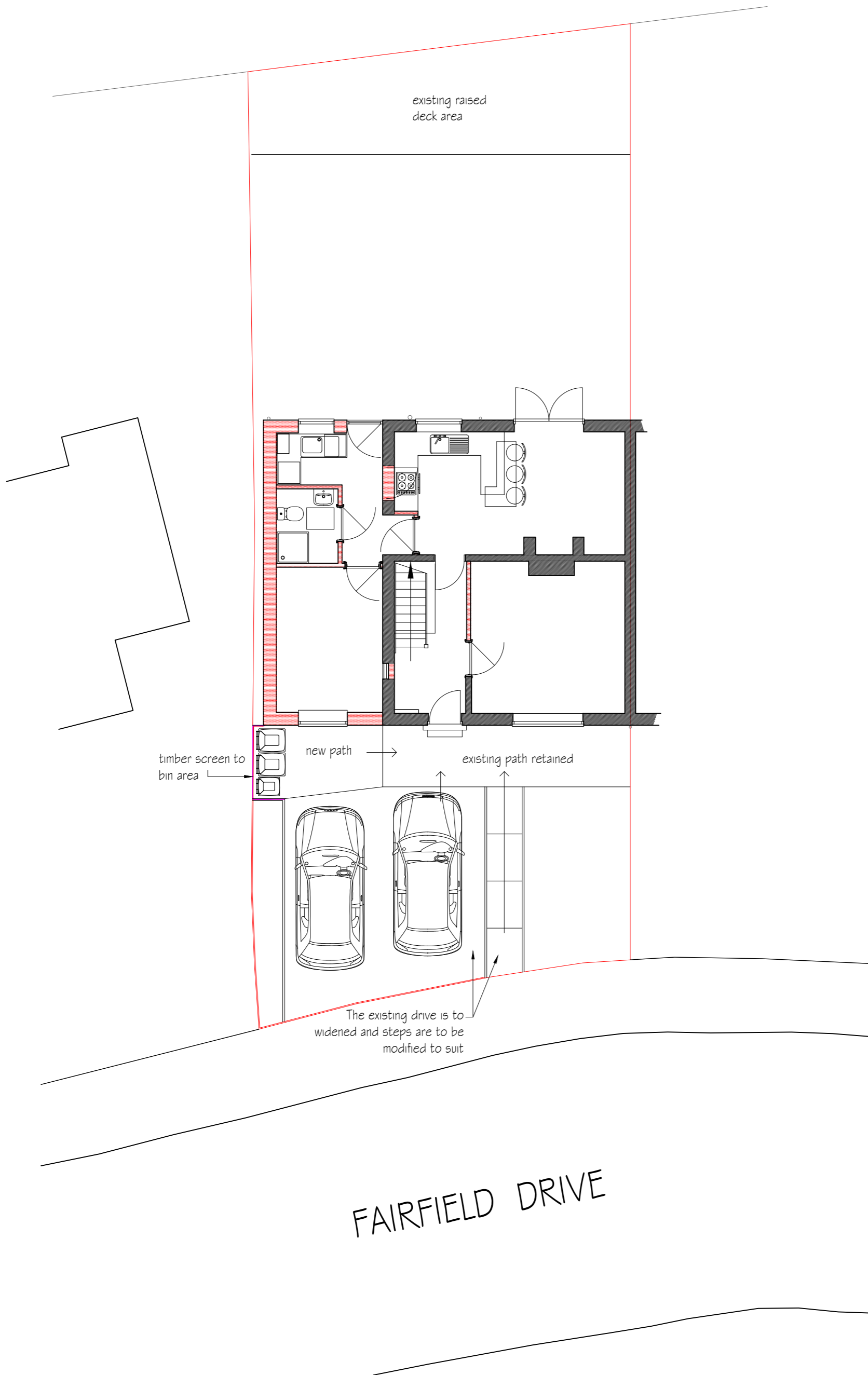
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The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

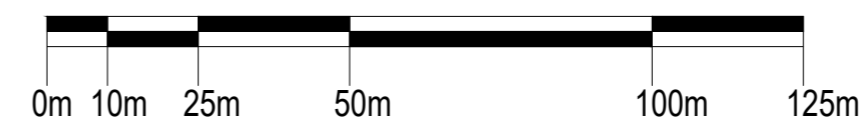
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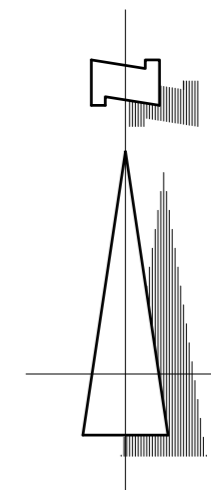
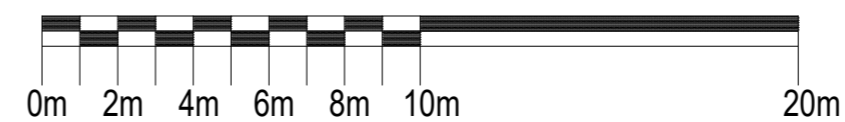
1:1250 SCALE LOCATION PLAN

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1:1250 SCALE



1:200 SCALE



REV	DESCRIPTION	DATE
A	Amended scheme to ground floor extension only	05.12.2023

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

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	April 2023	agw	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0778-03		A	



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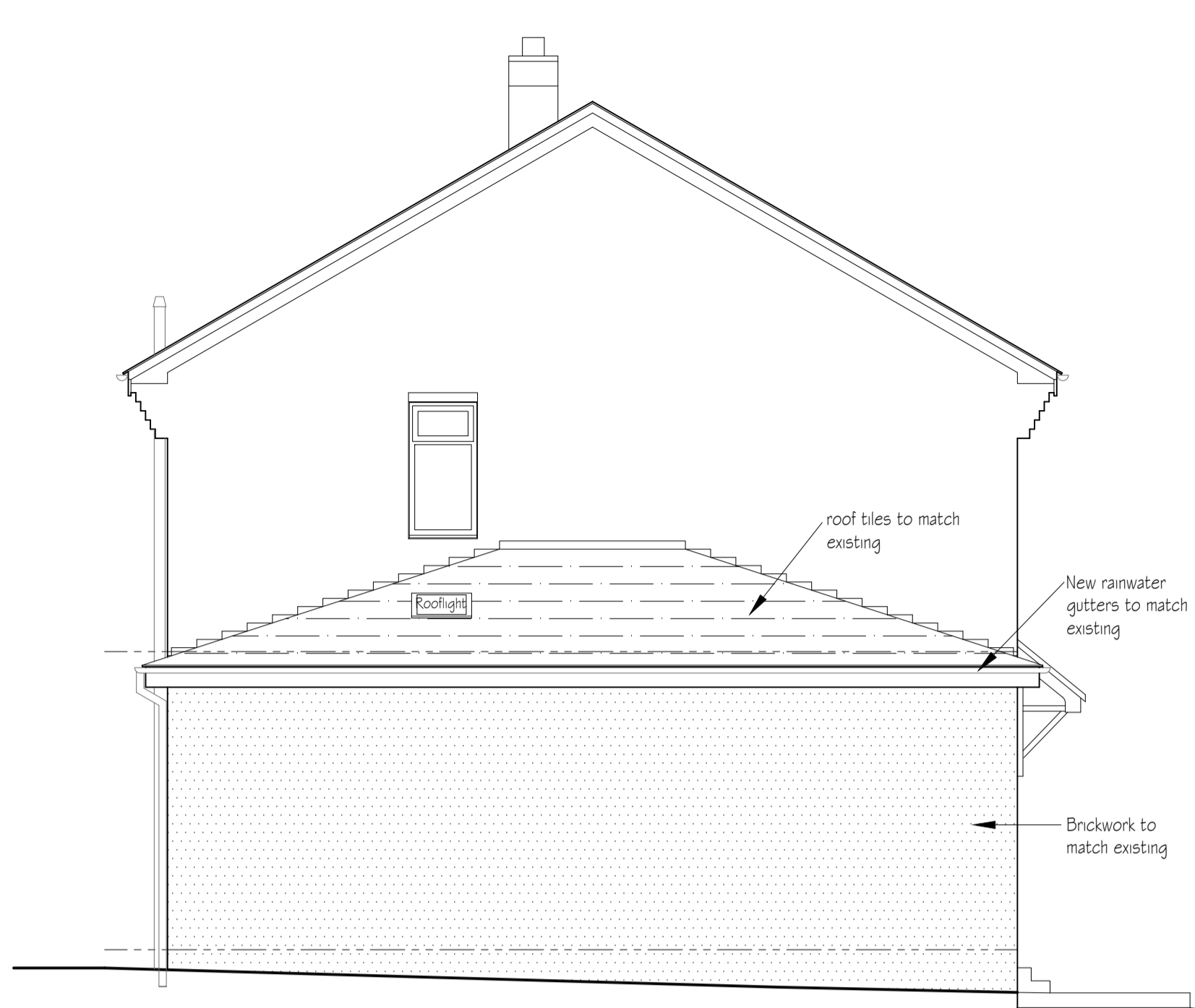
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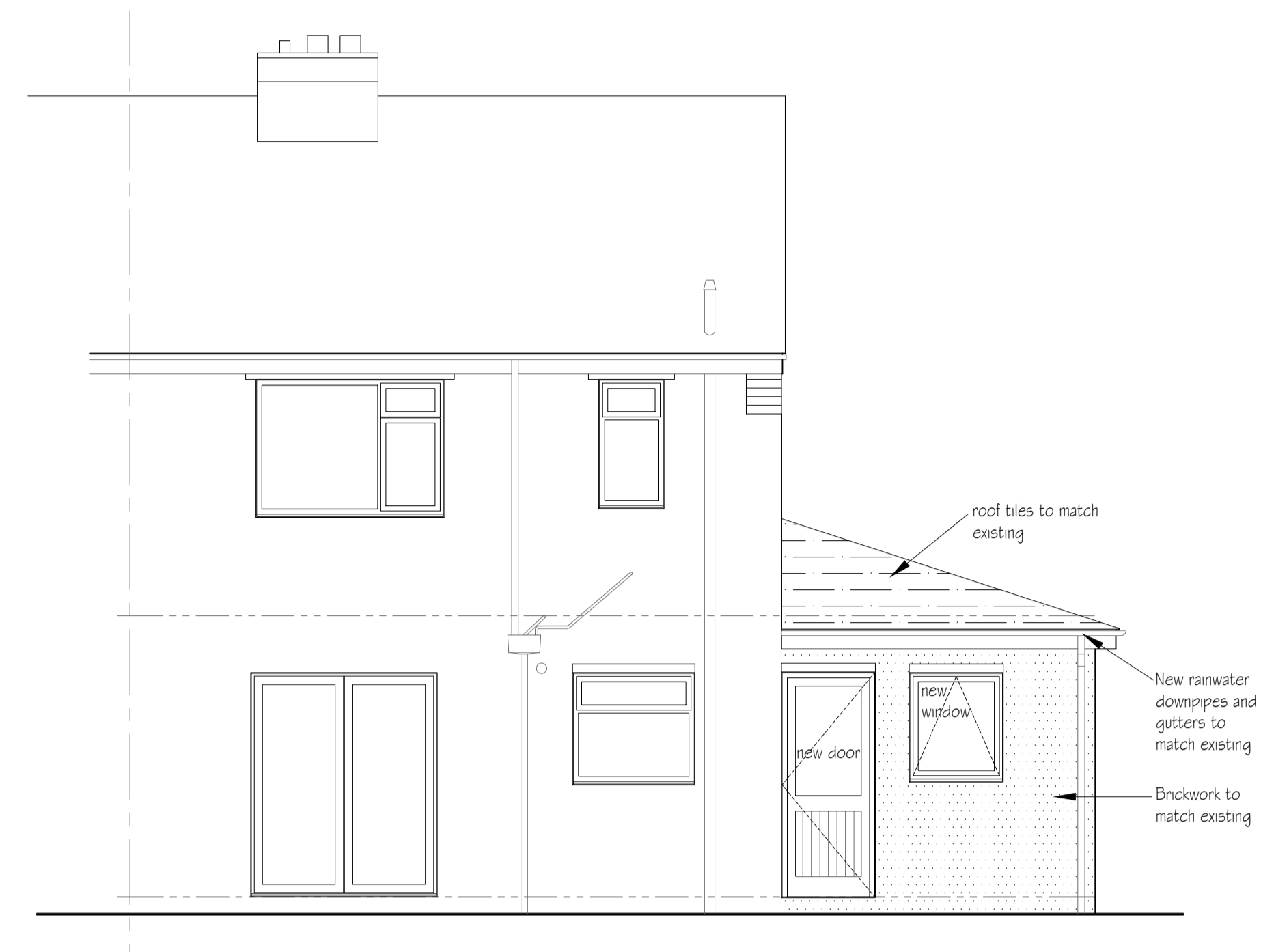
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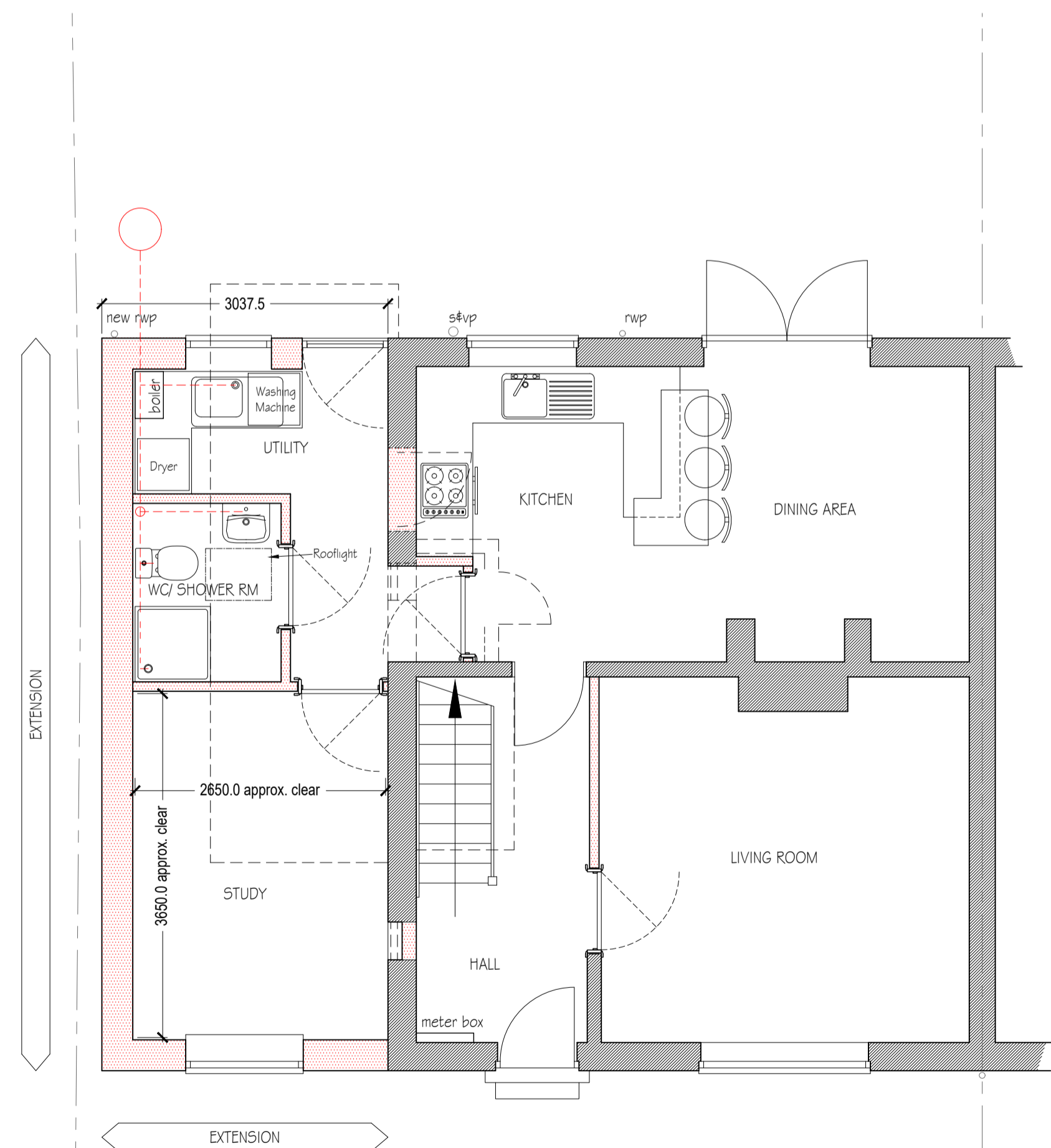
FRONT ELEVATION  
AS PROPOSED



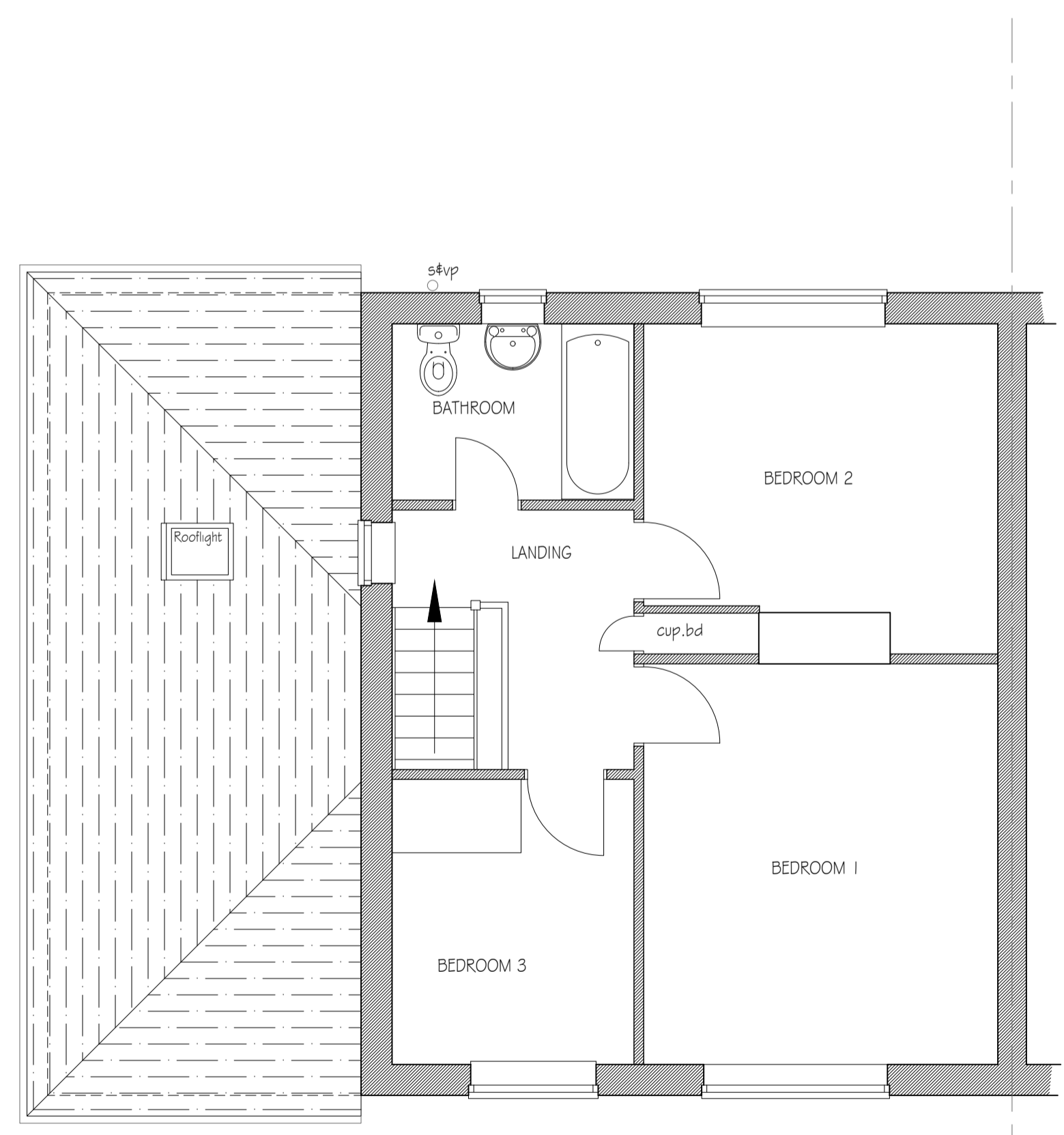
SIDE ELEVATION  
AS PROPOSED



REAR ELEVATION  
AS PROPOSED



GROUND FLOOR PLAN  
AS PROPOSED



FIRST FLOOR PLAN  
AS PROPOSED

KEY

- Existing walls
- Proposed walls

B	Amended scheme to ground floor extension only	05.12.2023
A	Client revisions	23.04.2023
REV	DESCRIPTION	DATE

CLIENT  
**GAVIN and SALLY McGILL**

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

DRAWING  
**Plans and Elevations as Proposed**

SCALE 1:50 @ A1	DATE April 2023	DRAWN agw	CHECKED
DRAWING NO. R-0778-02	CAD REFERENCE NO.	REVISION B	

