

**Ward:** Radcliffe - North and Ainsworth

Item 04

**Applicant:** Mrs Janet Leach

**Location:** 210 Turks Road, Radcliffe, Manchester, M26 3NW

**Proposal:** Single storey extension at side

**Application Ref:** 70367/Full

**Target Date:** 29/02/2024

**Recommendation:** Approve with Conditions

**The application is being considered by the Planning Control Committee as the applicant is related to a planning officer within Bury Council.**

### **Description**

The application relates to a semi-detached bungalow on the corner of Turks road and Freshfields. There is a driveway and garage to the rear of the garden with access onto Freshfields.

The proposed side extension would project out 3.3m towards the side boundary with Freshfields leaving a gap of 2.7m. It would be set back 4.5m from the front and run back 5.2m to the rear elevation. It would have a pitched roof to 3.9m, below the existing ridge and be finished in a render. The extension would comprise a conservatory/additional living space.

### **Relevant Planning History**

N/A

### **Publicity**

Immediate neighbours notified by letter dated 05/01/2024. 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 side extension would be modest in scale and subservient to the main dwellinghouse. In design terms, it would be in keeping with the existing bungalow and would not be incongruous within streetscape. It would be acceptable in terms of visual amenity and comply with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

**Residential amenity** - Given the modest scale of the proposed extension and its siting within the plot, there are no issues relating to residential amenity. In terms of residential amenity, the extension is acceptable and complies with UDP Policy H2/3 Extensions and

Alterations and associated guidance in SPD6.

**Parking and access** - The proposal would not have an impact on the existing driveway and parking to the rear of the plot. The extension is acceptable and complies with UDP Policy H2/3 Extensions and Alterations and associated guidance in SPD6 in relation to parking and access.

**Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

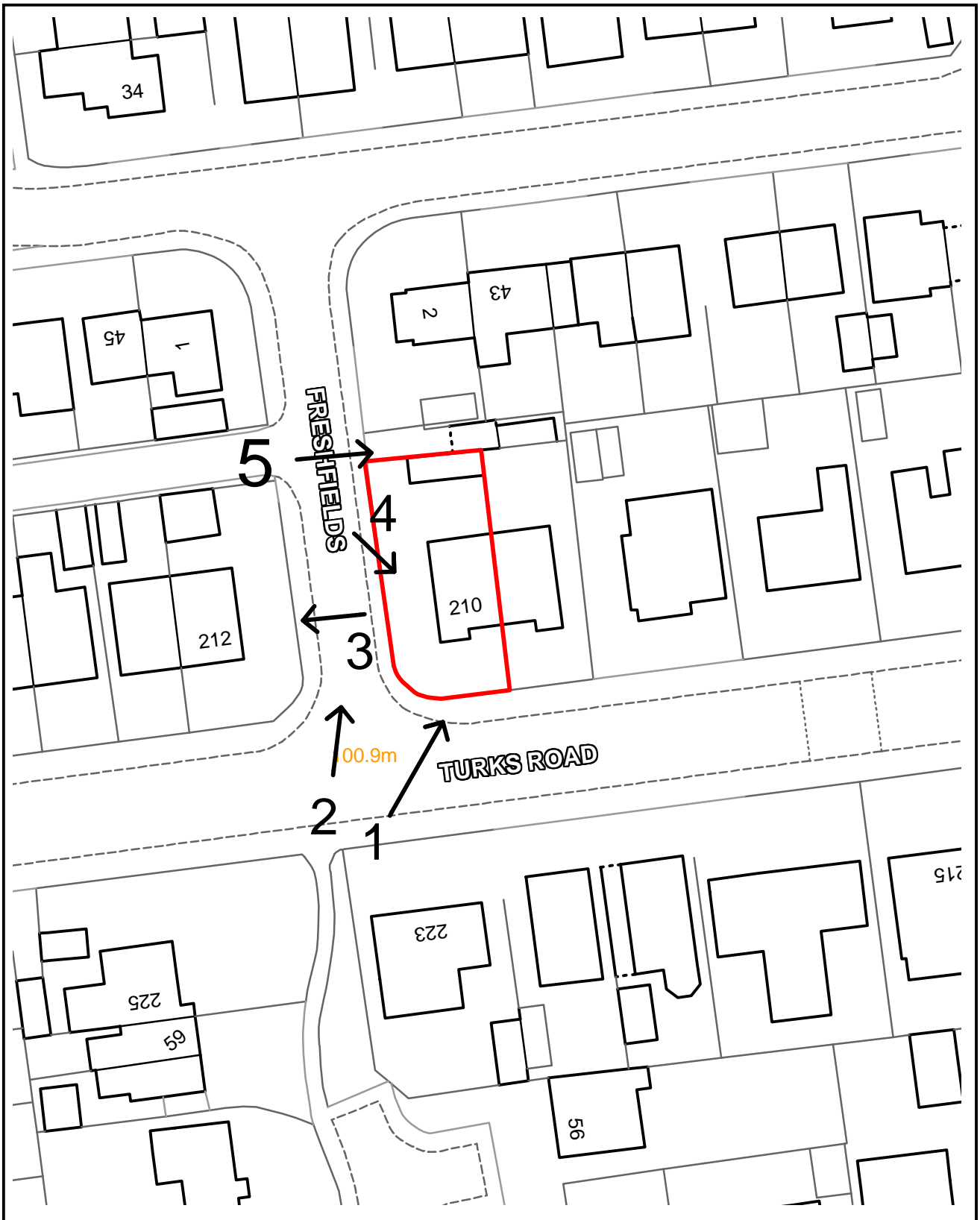
The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority 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 1/34/2024 and 2/34/2023 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 **Tom Beirne** on **0161 253 5361**



**PLANNING APPLICATION LOCATION PLAN**

**APP. NO 70367**

**ADDRESS: 210 Turks Road, Radcliffe,**



Planning, Environmental and Regulatory Services

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Photo 1



Photo 2



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Photo 3



Photo 4



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Photo 5





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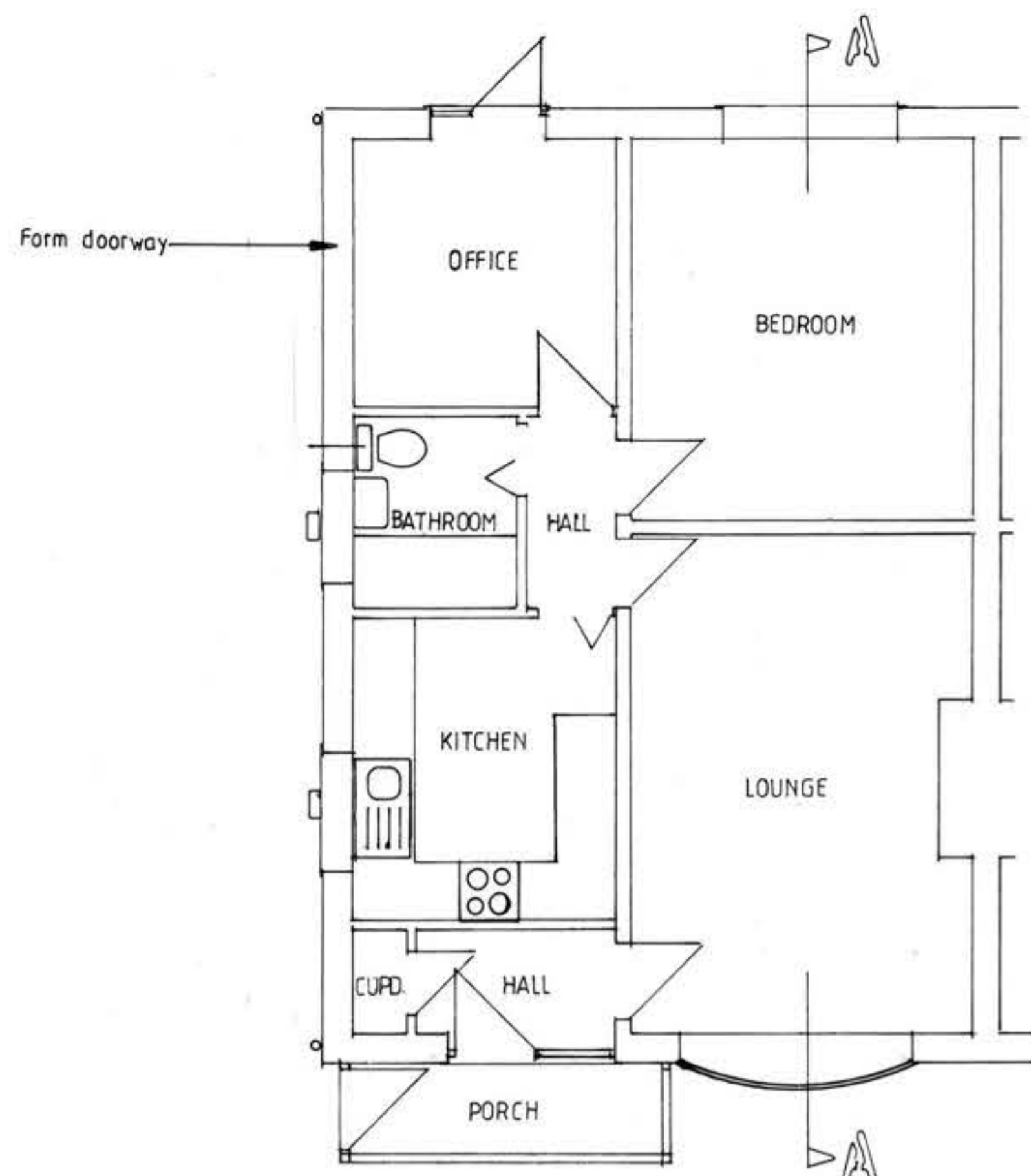
The representation of a road, track or path is no evidence of a right of way.  
The representation of features and lines is no evidence of a property boundary.

Order Licence Reference: SP37444

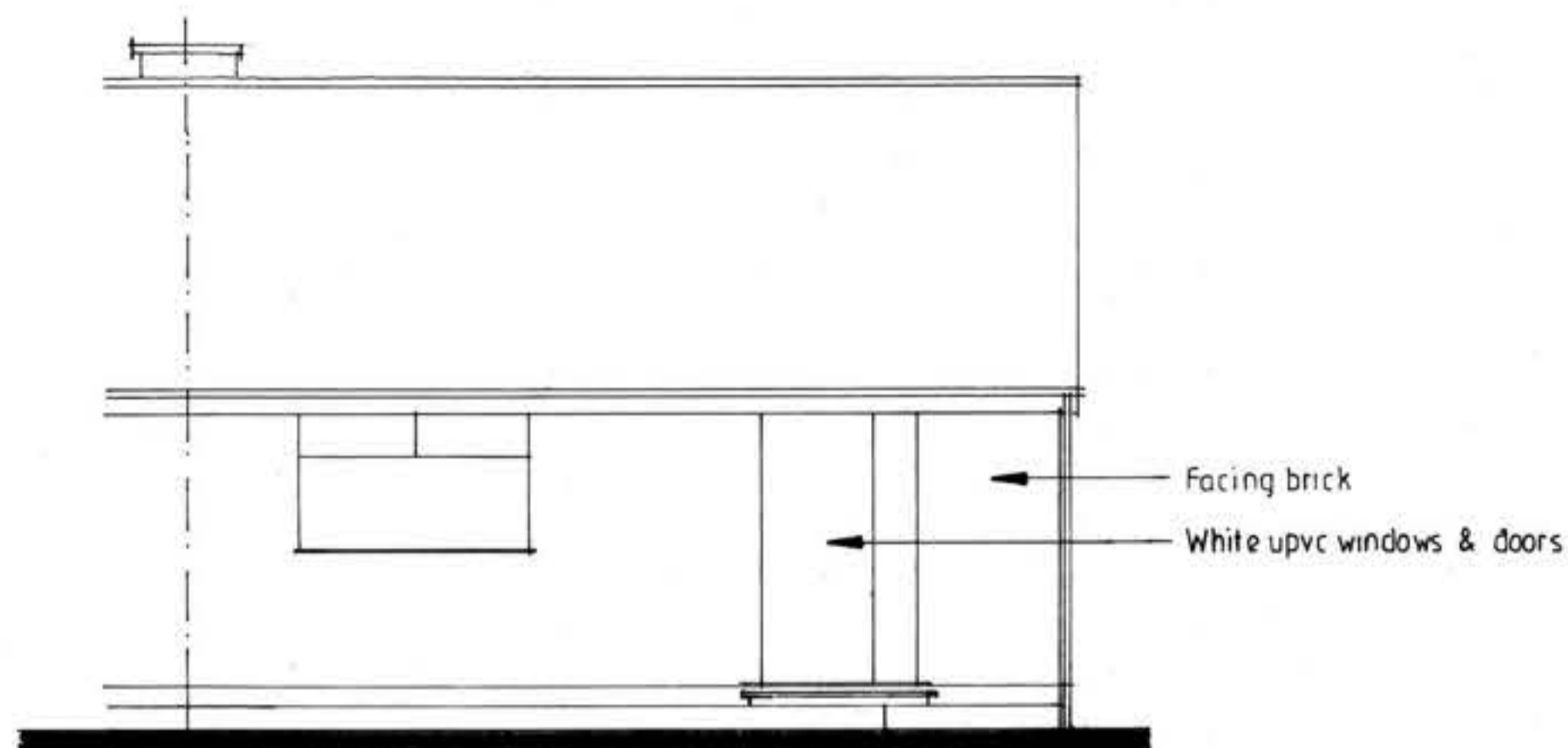


Ground Scale: 1:1250  
Bottom Left: 376758 408108 Top Right: 376899 408249  
Center: 376828 408178  
Area: 141m x 141m

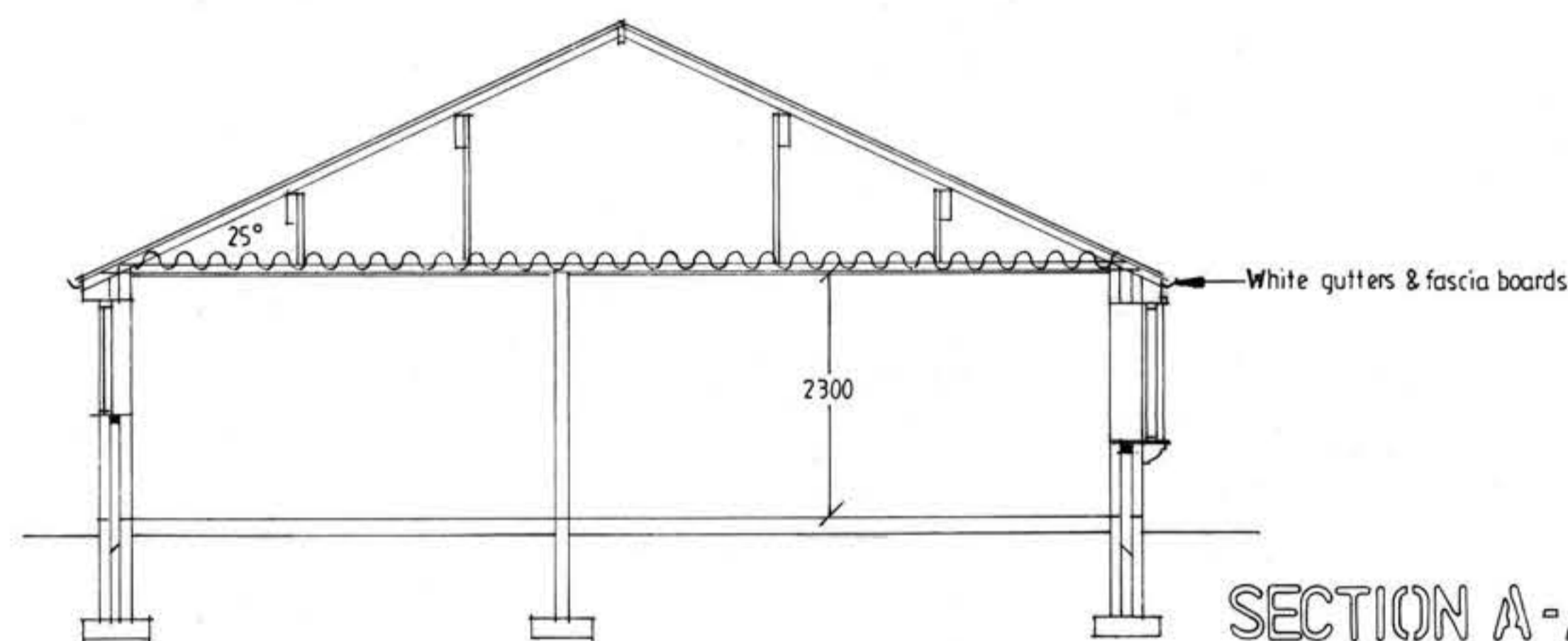
210, TURKS ROAD, RADCLIFFE,  
MANCHESTER, M26 3NW



GROUND FLOOR PLAN



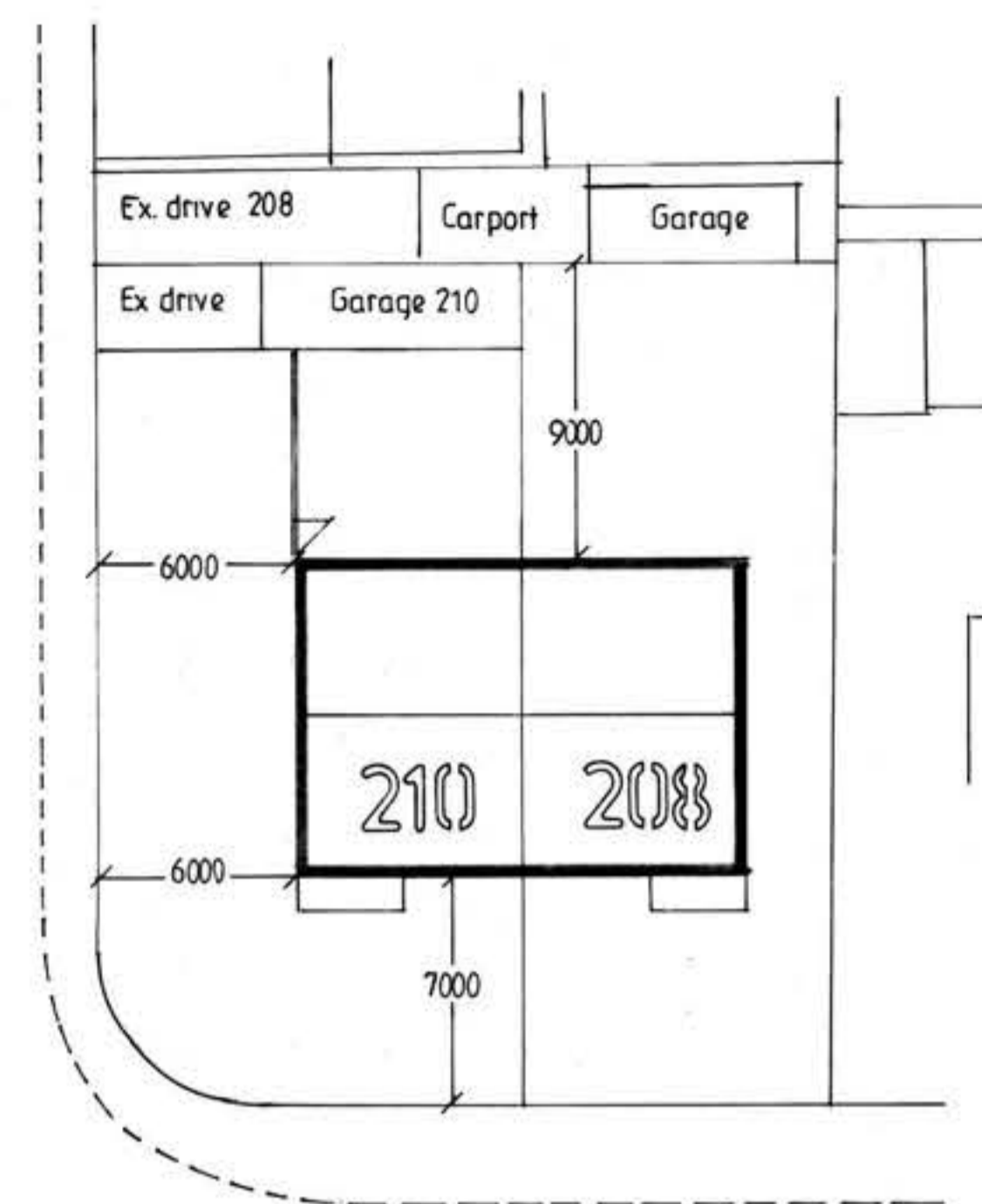
REAR ELEVATION



SECTION A-A



Freshfields

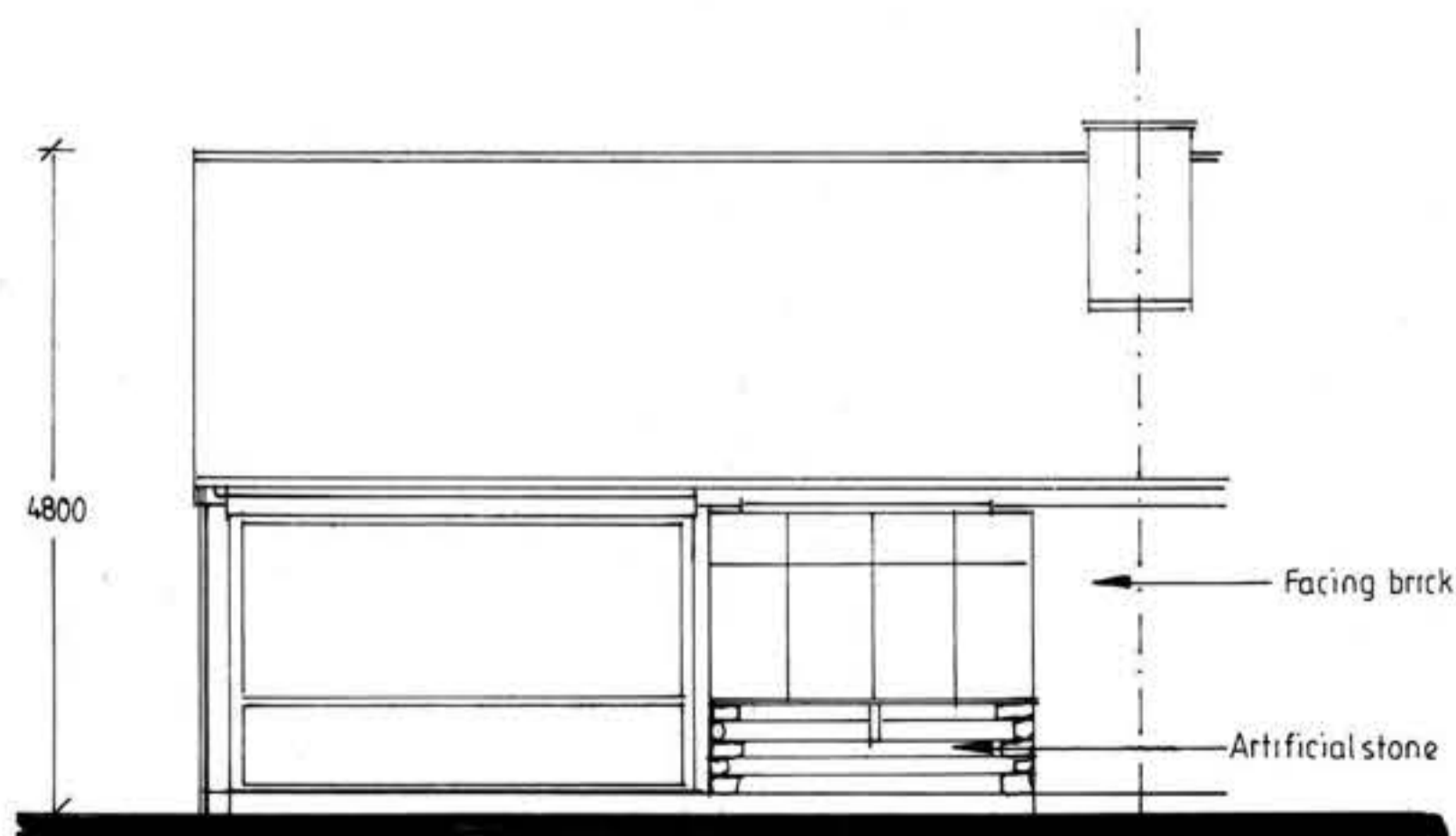


Turks Road

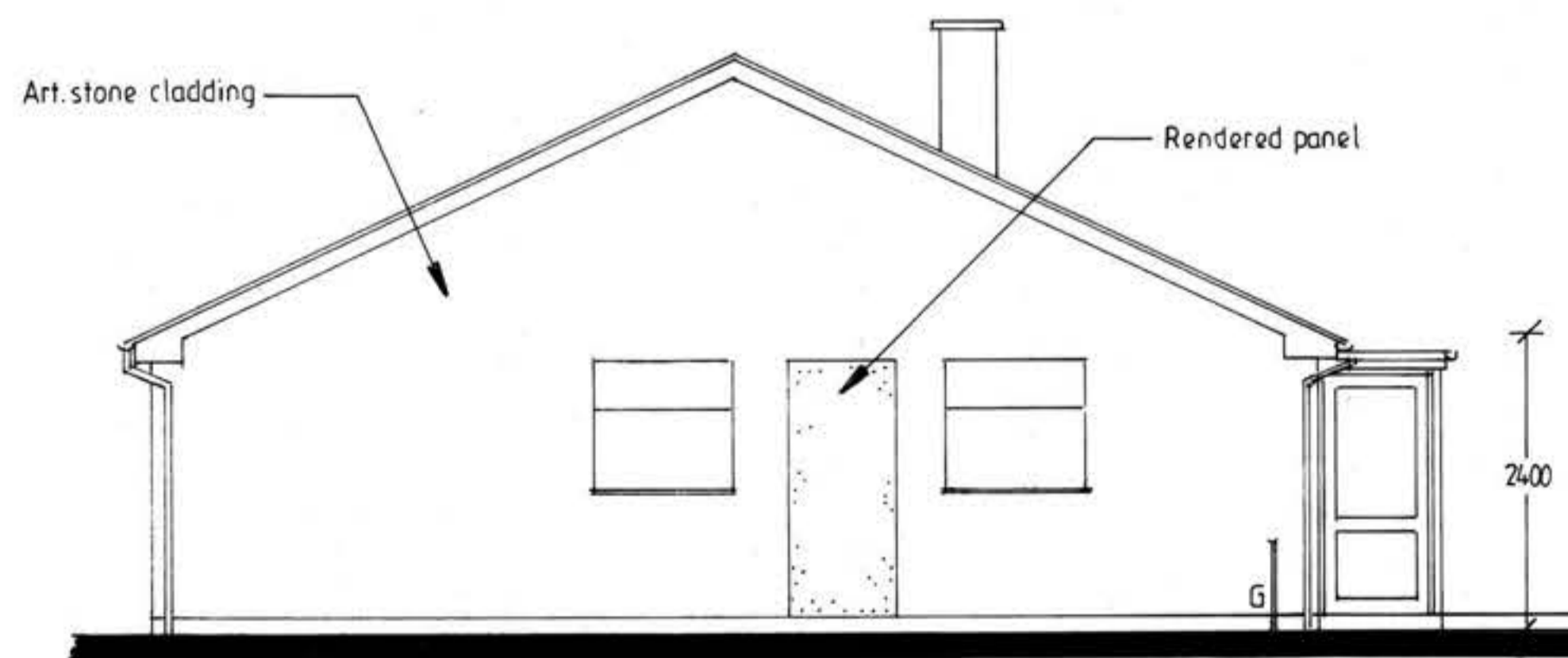
SITE PLAN 1:200



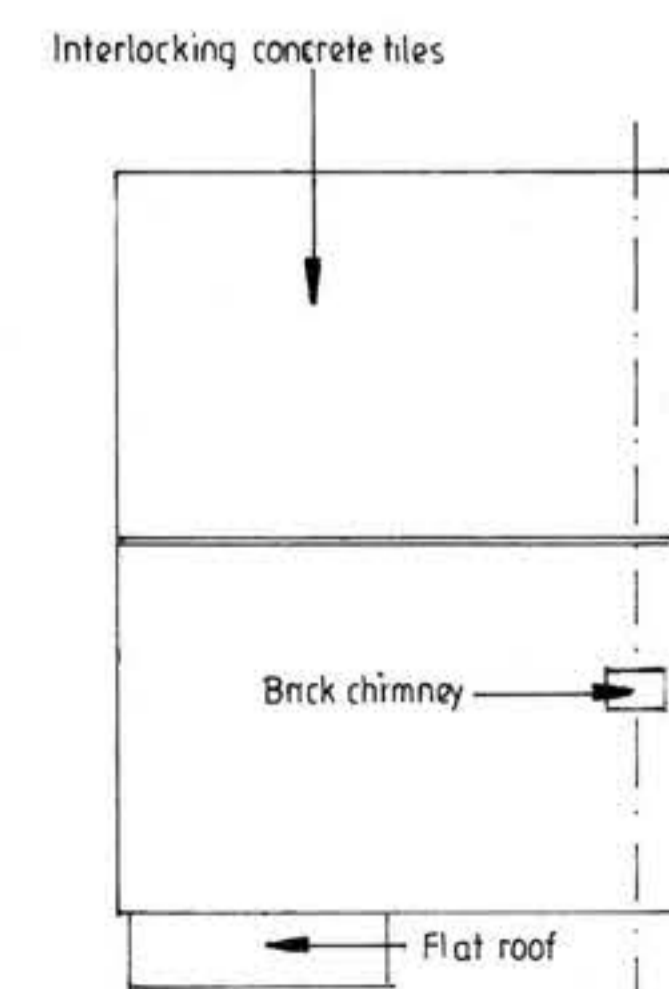
# EXISTING FLOOR PLAN, ELEVATIONS AND SECTION 1:50



FRONT ELEVATION



SIDE ELEVATION



ROOF PLAN 1:100

**PROPOSED SINGLE STOREY EXTENSION TO SIDE**

FOR JANET LEACH  
AT 210 TURKS ROAD  
RADCLIFFE  
M26 3NW

**ADRIAN HUGHES**  
ARCHITECTURAL SERVICES

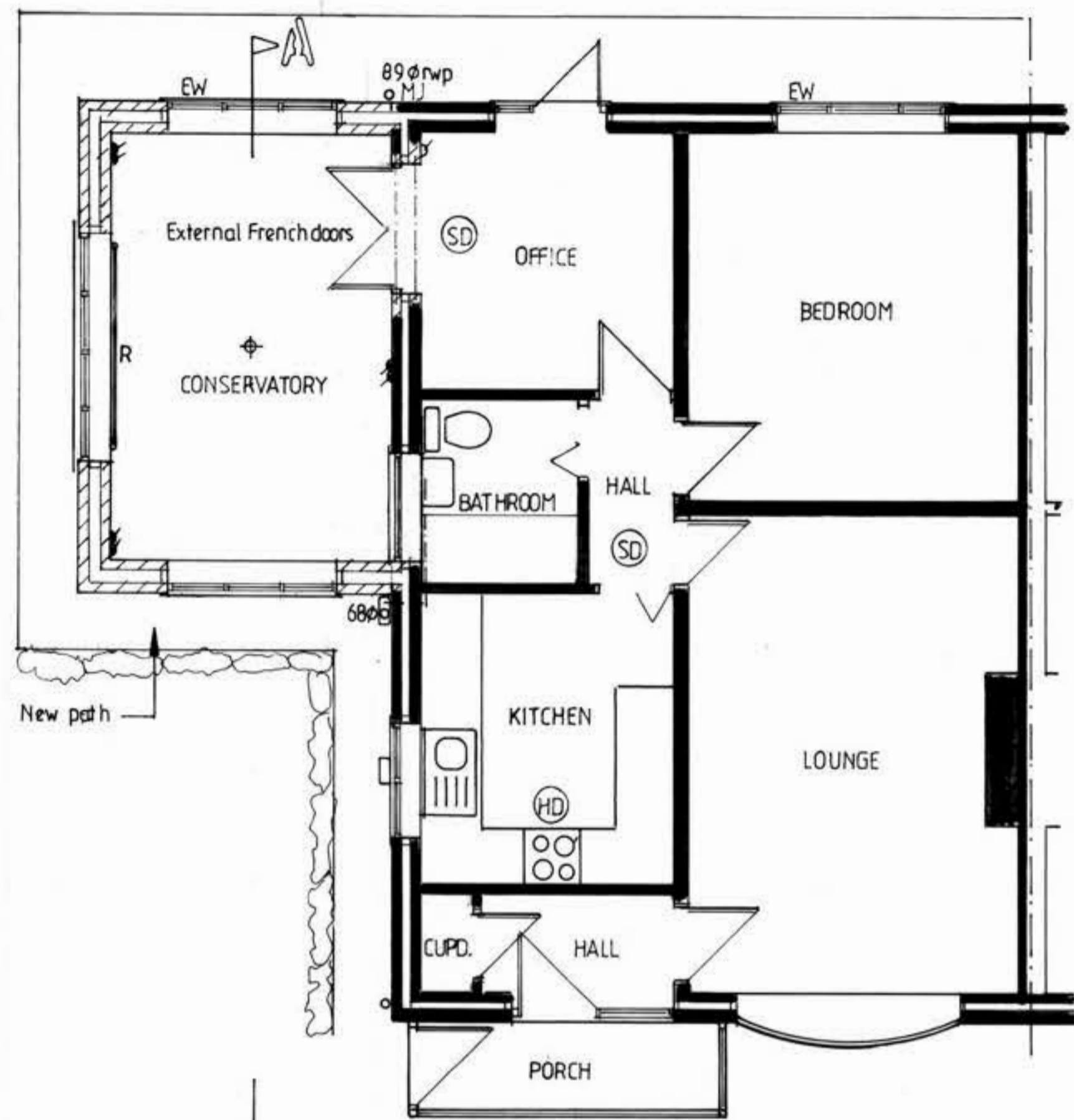
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DATE DEC.2023

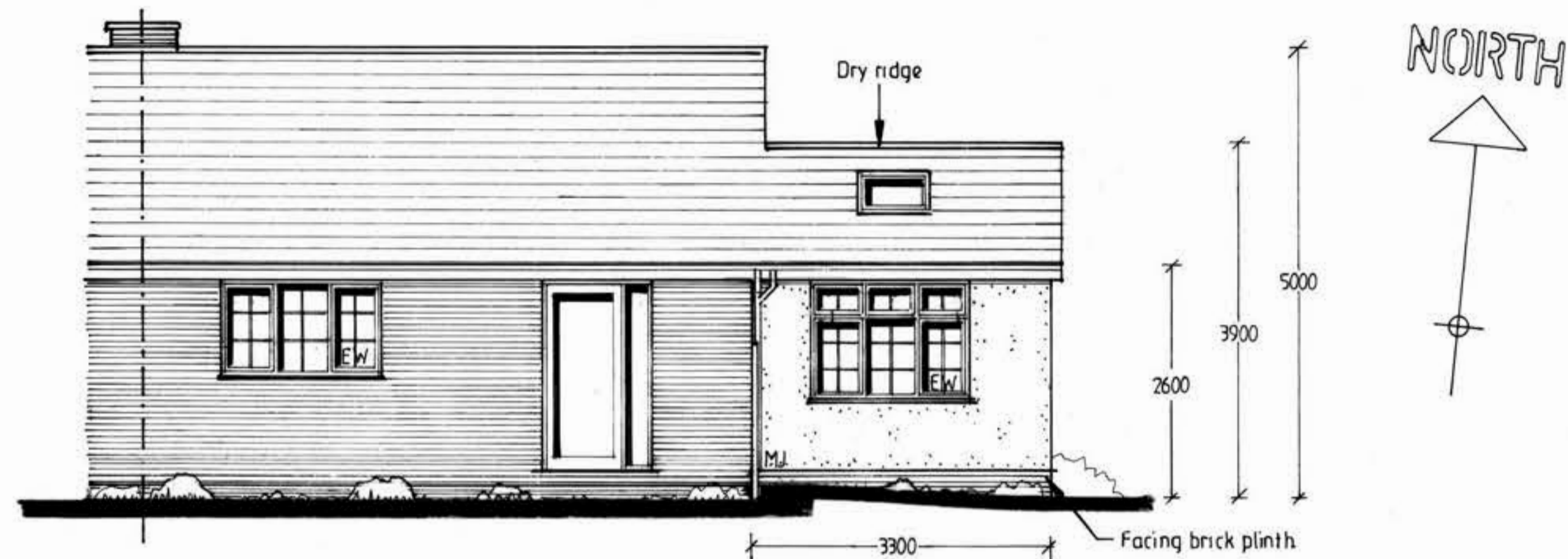
DRAWING NO.

1/34/2023



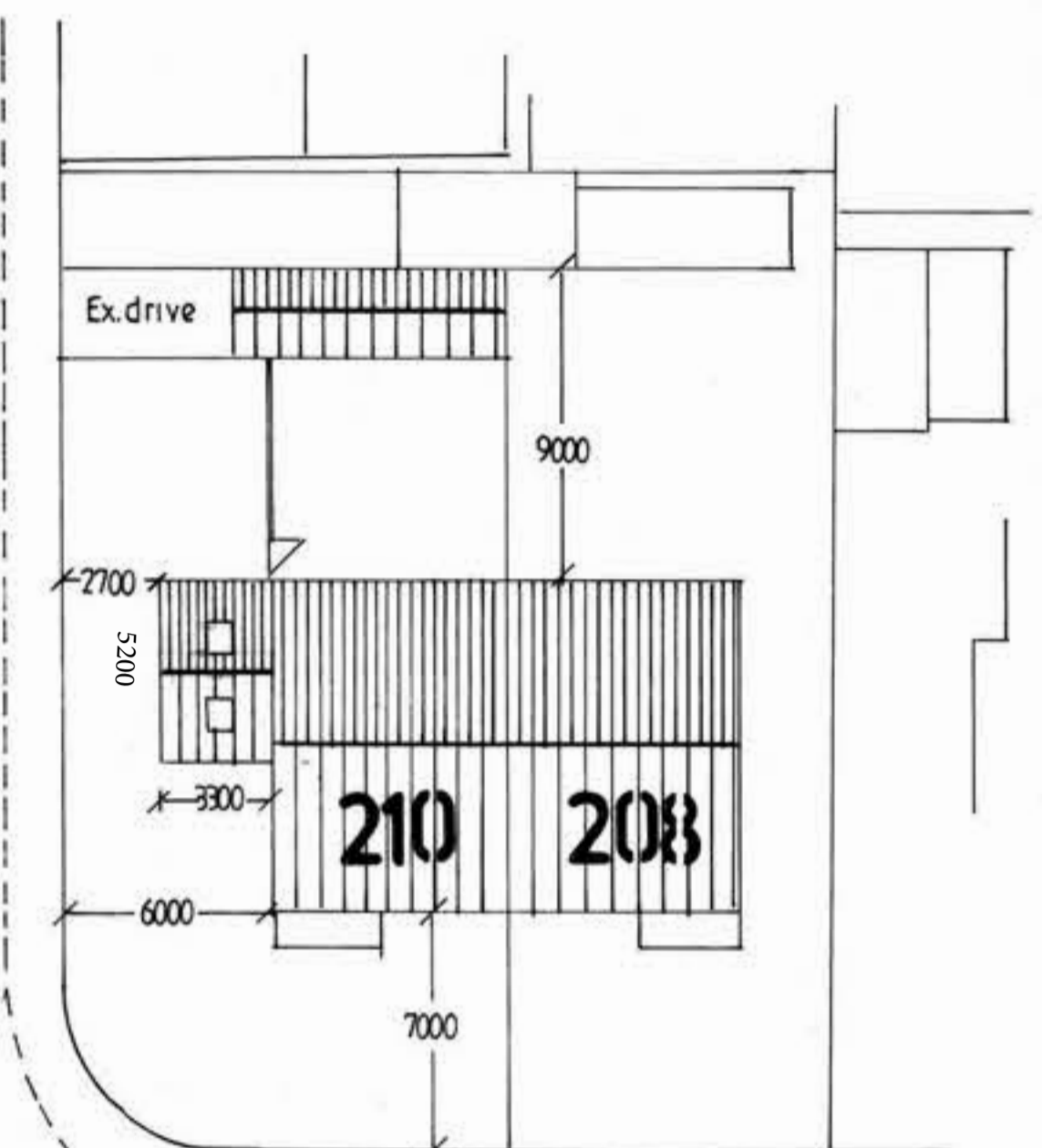


GROUND FLOOR PLAN



REAR ELEVATION

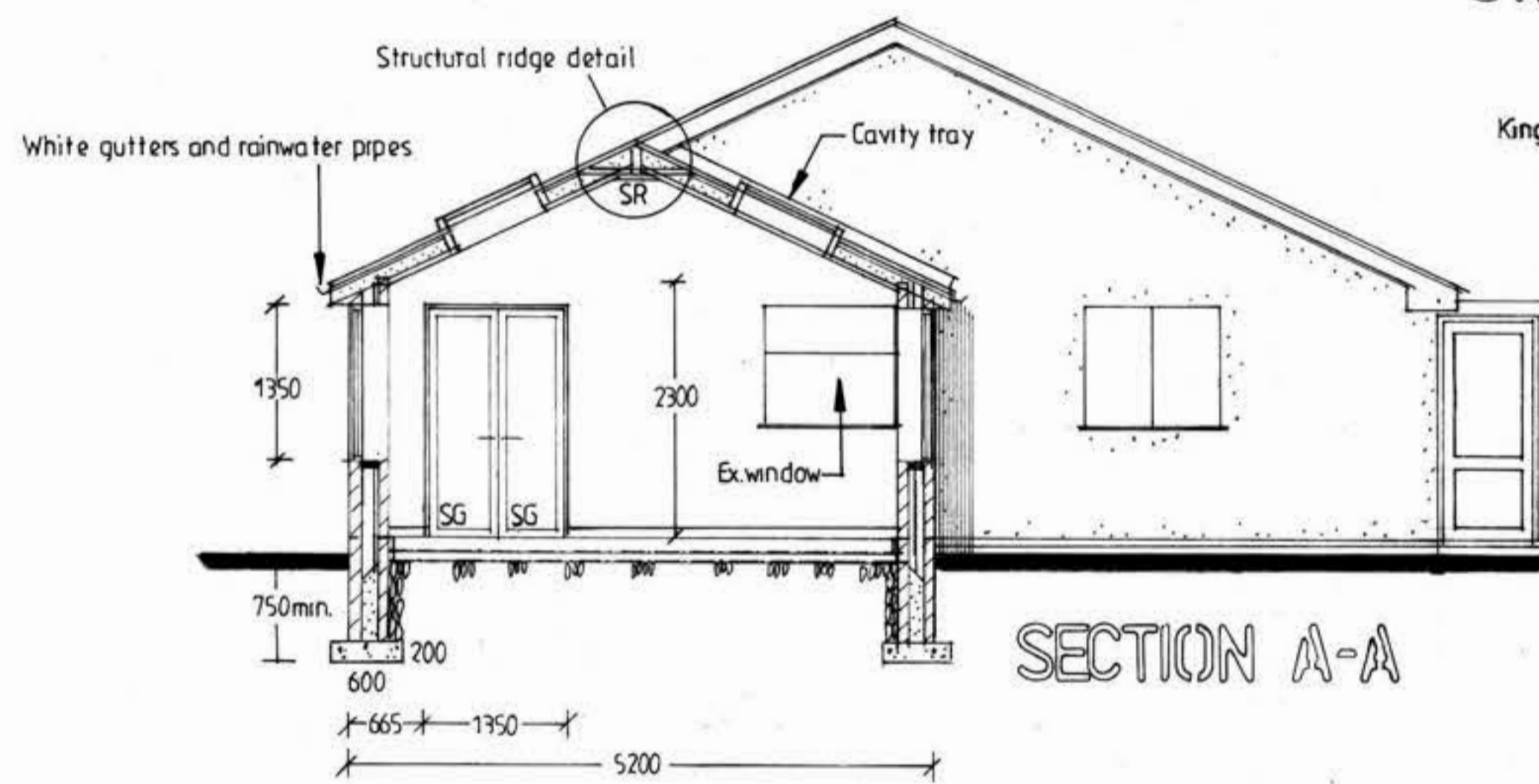
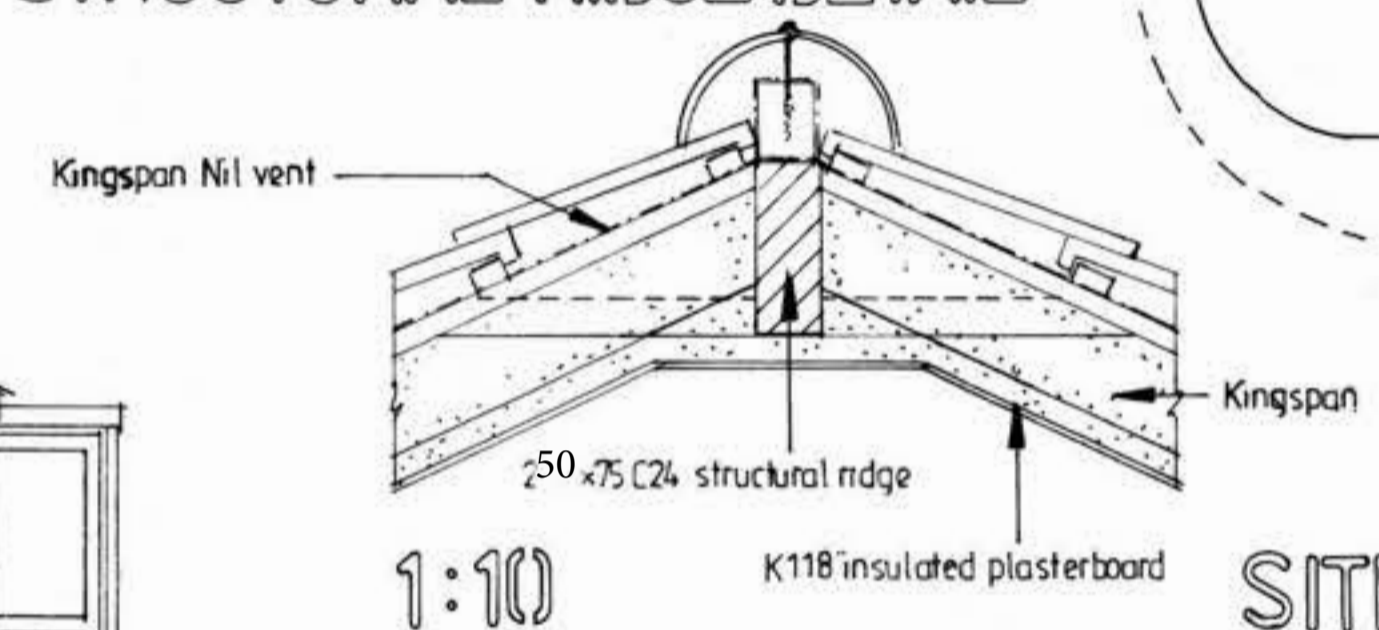
Freshfields



Turks Road

SITE PLAN 1:200

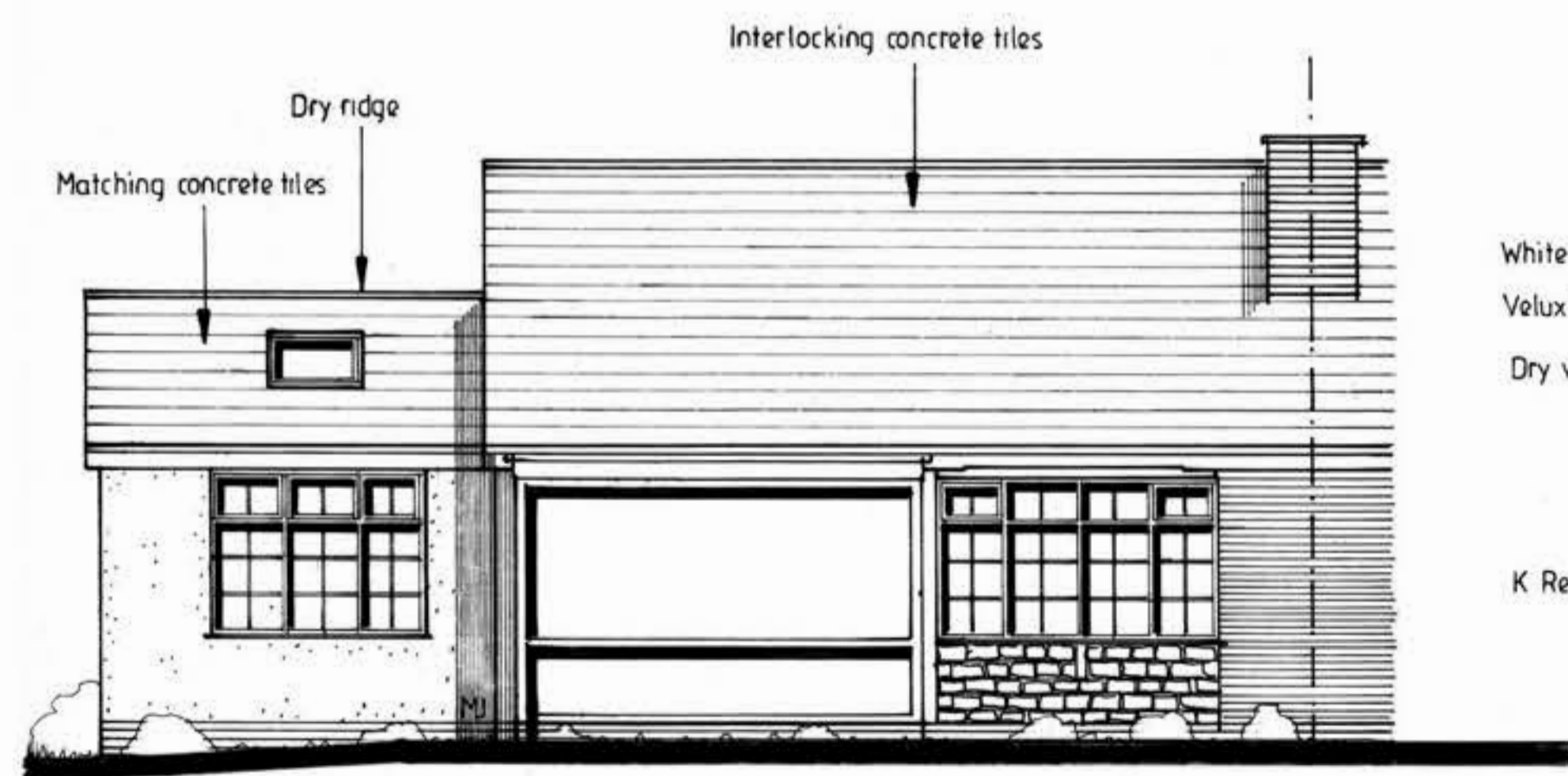
STRUCTURAL RIDGE DETAIL



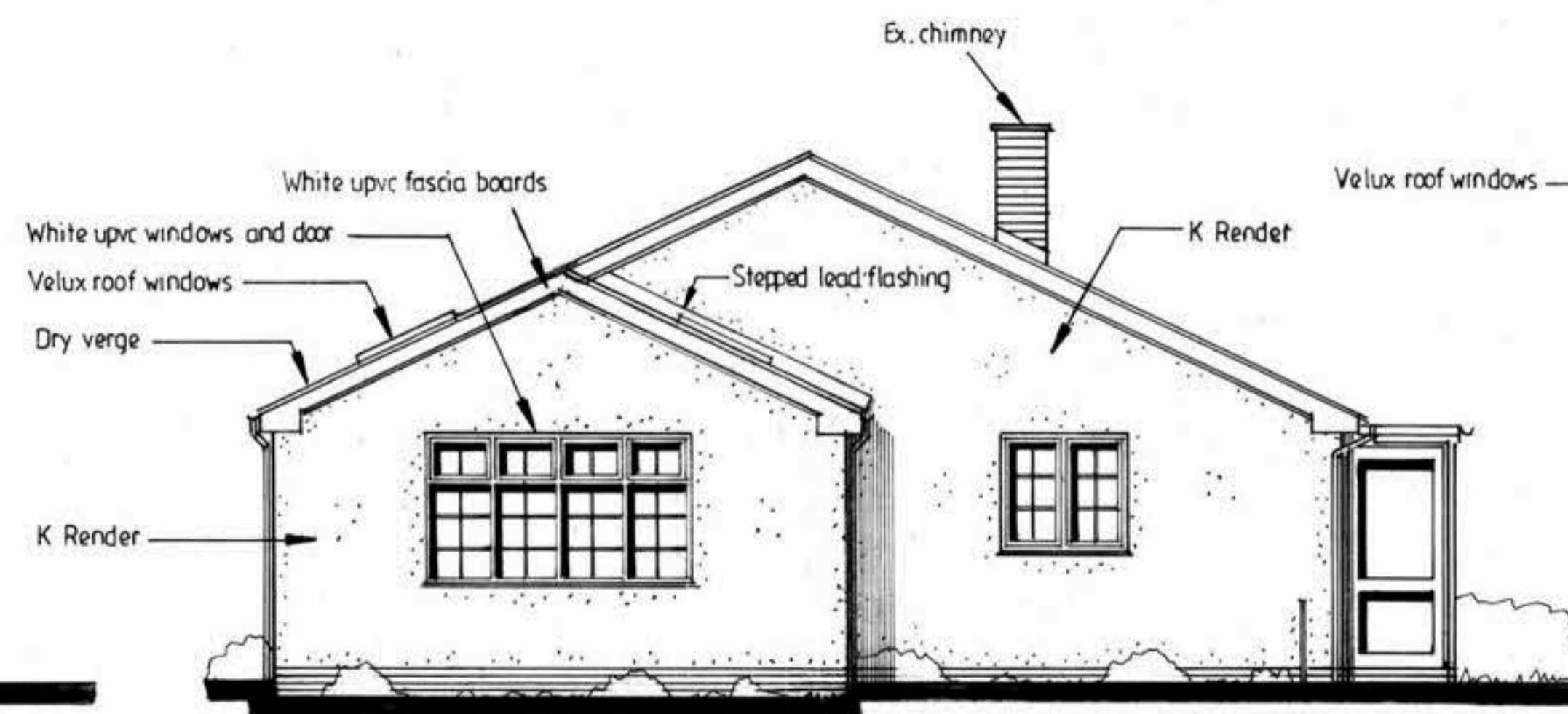
SECTION A-A



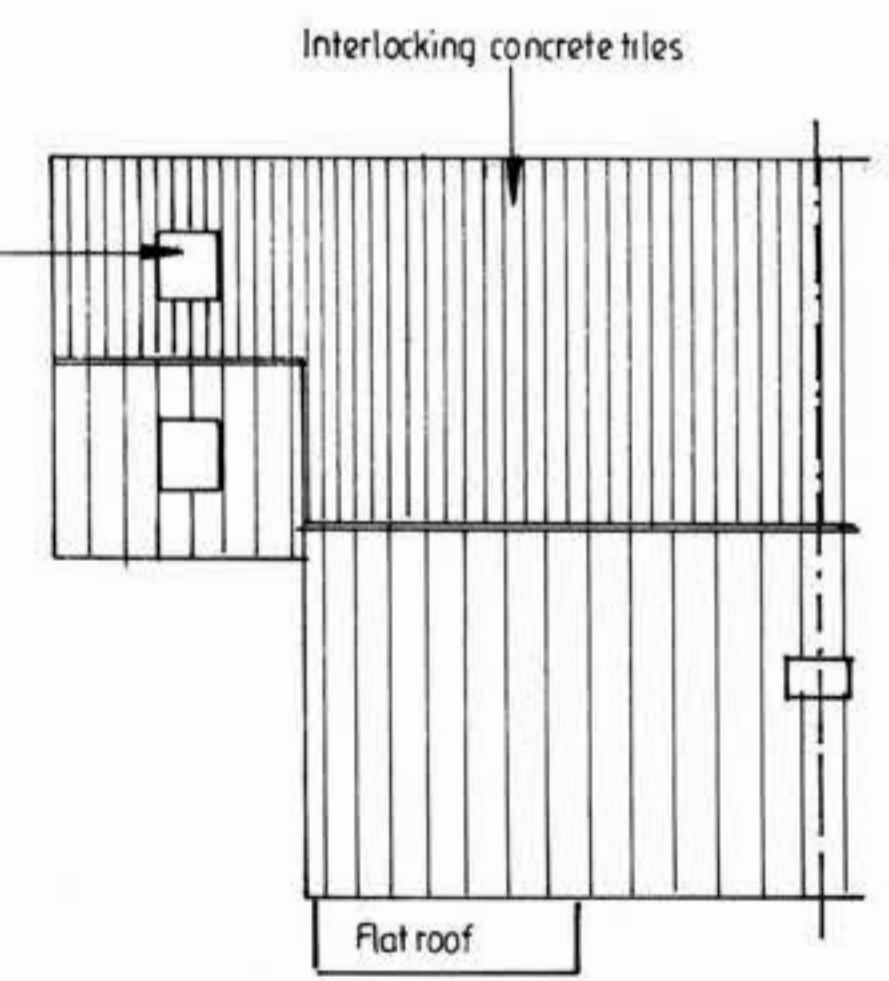
# PROPOSED FLOOR PLAN, ELEVATIONS & SECTION 1:50



FRONT ELEVATION



SIDE ELEVATION



ROOF PLAN 1:100

PROPOSED SINGLE STOREY EXTENSION TO SIDE

FOR JANET LEACH  
AT 210 TURKS ROAD  
RADCLIFFE  
M26 3NW

ADRIAN HUGHES  
ARCHITECTURAL SERVICES

SCALE 1:50 1:100

DATE DEC. 2023

DRAWING NO.

2/34/2023