

Ward: North Manor

Item 1

Applicant: Mr David Marno

Location: 5 Sandringham Drive, Tottington, Bury, BL8 4DJ

Proposal: Front porch and single storey rear extension

Application Ref: 70932/Full

Target Date: 03/09/2024

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 a member of staff.

Description

The application relates to a semi-detached bungalow, which is located on Sandringham Drive. The bungalow is constructed from red brick with a tile roof and has been extended previously with a conservatory located adjacent to the attached neighbour on the rear elevation. There are rooms in the roofspace, which are served by a rooflight and a window on the gable elevation. There is a large rear garden, which is predominantly hardstanding and a path at the side of the property. There is a garage immediately adjacent to the attached neighbour with a driveway in front for 1 vehicle.

There are residential properties to the north, south and west of the site. There are dwellings, a substation and a rear yard in connection with a row of shops to the east of the site.

The proposed development involves the demolition of the existing conservatory and the erection of a single storey rear extension and a front porch.

The proposed single storey rear extension would be project 3.5 metres from the original rear elevation and would extend across the full width of the rear elevation. The proposed extension would measure 2.5 metres to the eaves and 4.4 metres at its highest point.

The proposed porch would be located on the front elevation and would measure 2.75 metres by 1 metre and would be 3.5 metres in height at its highest point.

The proposed rear extension would be constructed from render with a tile roof and the proposed porch would be constructed from brick with a tile roof.

Relevant Planning History

None relevant

Adjacent site

34603 - Conversion of flat roofs to pitched roofs at 4 Balmoral Close, Tottington. Approved with conditions - 5 October 1998.

Publicity

The neighbouring properties were notified by means of a letter on 16 July 2024.

There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Development Plan and Policies

H2/3 Extensions and Alterations

EN1/2 Townscape and Built Design

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies 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 - SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The proposed extension is located entirely to the rear of the premises, the boundary of which is bounded by residential gardens. As such, the proposal would not be visible from Sandringham Drive. The proposed extension would be of simple and unobtrusive design that would not overwhelm the dwelling or result in over development of the associated residential amenity space. The proposed extension has a pitched roof replicating the shape and style of the existing dwelling. The use of render at the rear would differentiate the proposed extension from the original dwelling and as it is located at the rear, would not be a prominent feature in the streetscene.

The proposed porch would not project excessively from the front of the main dwelling and is of a typical domestic appearance for a porch. A number of properties have porches on the wider estate and as such, the proposed development would not be out of character for the area. The proposed porch would be constructed from brick with a tile roof, which would match the main dwelling.

Therefore, the proposed development would not have a detrimental impact on the character of the property, neighbouring dwellings or street scene and the proposal would be in accordance with Policies H2/3 and EN1/2 of the Bury Unitary Development Plan and SPD6.

Residential amenity - SPD6 and Policy H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

The existing conservatory on the rear elevation is located adjacent to the boundary with No. 3 Sandringham Drive and would project 2.7 metres. The proposed extension would project 3.5 metres (a further 0.8 metre) and would measure 2.5 metres to the eaves. As such, the proposed extension would fail the 45 degree rule.

SPD6 states that single storey extensions in excess of 3 metres should be assessed against the 45/25 degree line from the neighbouring habitable room window and where the extension will lie in relation to the sun. Extensions in excess of 3 metres will not normally be permitted unless it can be demonstrated that the amenity of the neighbour will not be seriously and detrimentally affected.

The proximity of the window to No.3 is such that the proposal would encroach the 45 degree line at a point less than 3 metres. This neighbouring property is located to the south of the proposed extension and as such, it would only have a limited impact upon the amenity of the adjacent neighbour (No. 3). A further material consideration is the 'larger homes scheme' which allows semi detached properties to extend up to 6 metres from the original rear wall where there are no objections from neighbours. No representations have been received on this application. Therefore, the proposed development would not have a significant adverse impact upon the amenity of the occupiers of No. 3 Sandringham Drive.

The proposed development would comply with the 45 degree line when drawn from the habitable room window to No. 7 Sandringham Drive and as such, would not have a significant adverse impact upon their amenity.

There would be 13 metres from the rear elevation of the proposed extension to the boundary, which would be in excess of the 7 metre aspect standard.

The proposed addition of rooflights would be permitted development and due to their location, would not have an adverse impact upon the amenity of the neighbouring properties.

The proposed front porch would not class as a habitable room and there would be over 24 metres between the proposed porch and No. 2 Sandringham Drive. As such, there would be no adverse impact.

An adequate level of private amenity space would be retained at the front and rear

Adequate level of private amenity space retained at front and rear.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy H2/3 and EN1/2 of the Bury Unitary Development Plan and SPD 6.

Highways issues - The proposed development would reduce the number of bedrooms at the property from 4 to 2 and the existing driveway would be retained. As such, there would be adequate parking facilities available and the proposed development would comply with Policies H2/3 and EN1/2 of the Bury Unitary Development Plan and SPD6.

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.

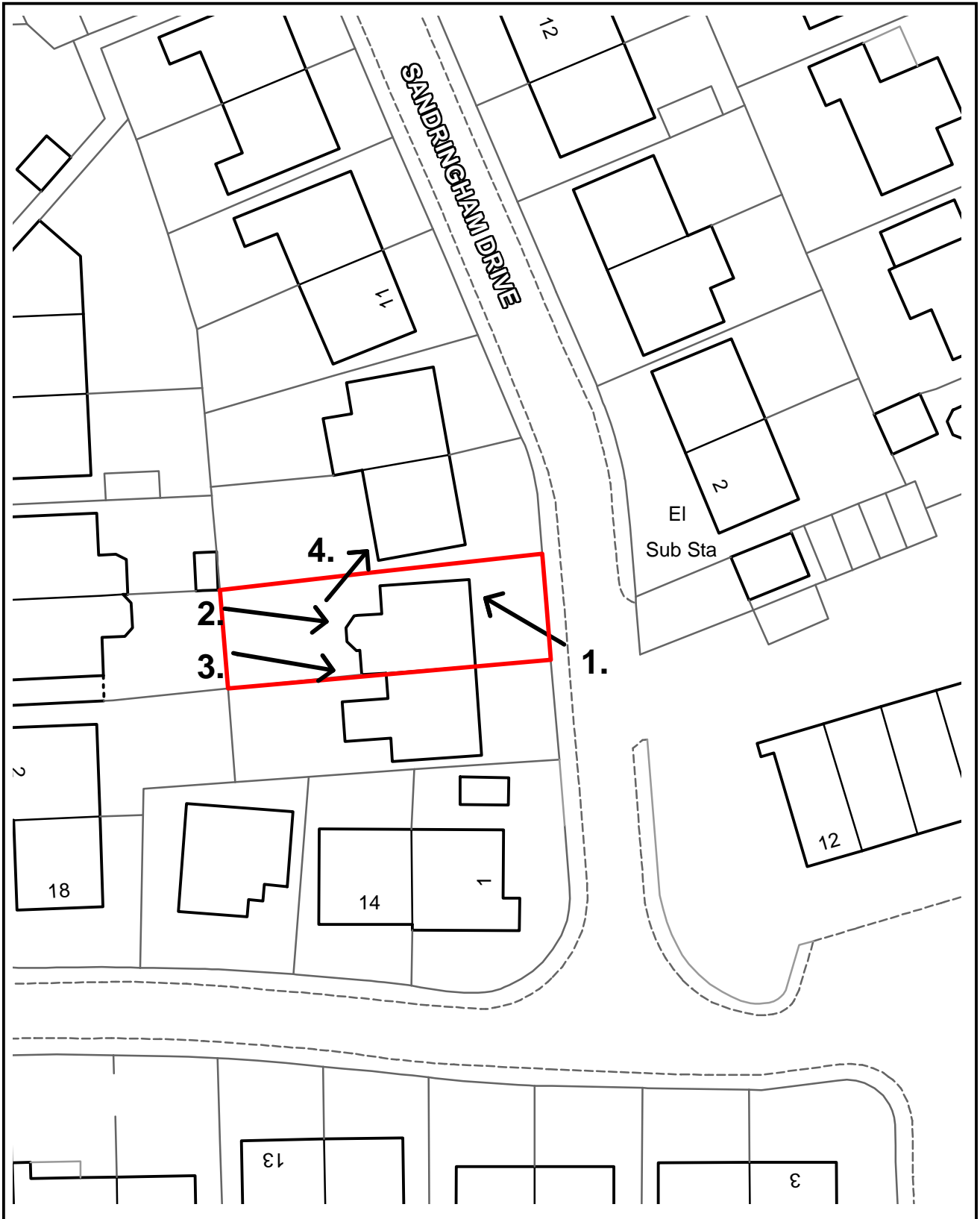
Recommendation: Approve with Conditions

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 Location plan, 1/17/2024, 2/17/2024 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 **Helen Leach** on **0161 253 5322**

70932 - Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70932

ADDRESS: 5 Sandringham Drive,
Tottington, Bury, BL8 4DJ

Planning, Environmental and Regulatory Services

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Bury
Council

70932

Photo 1



Photo 2



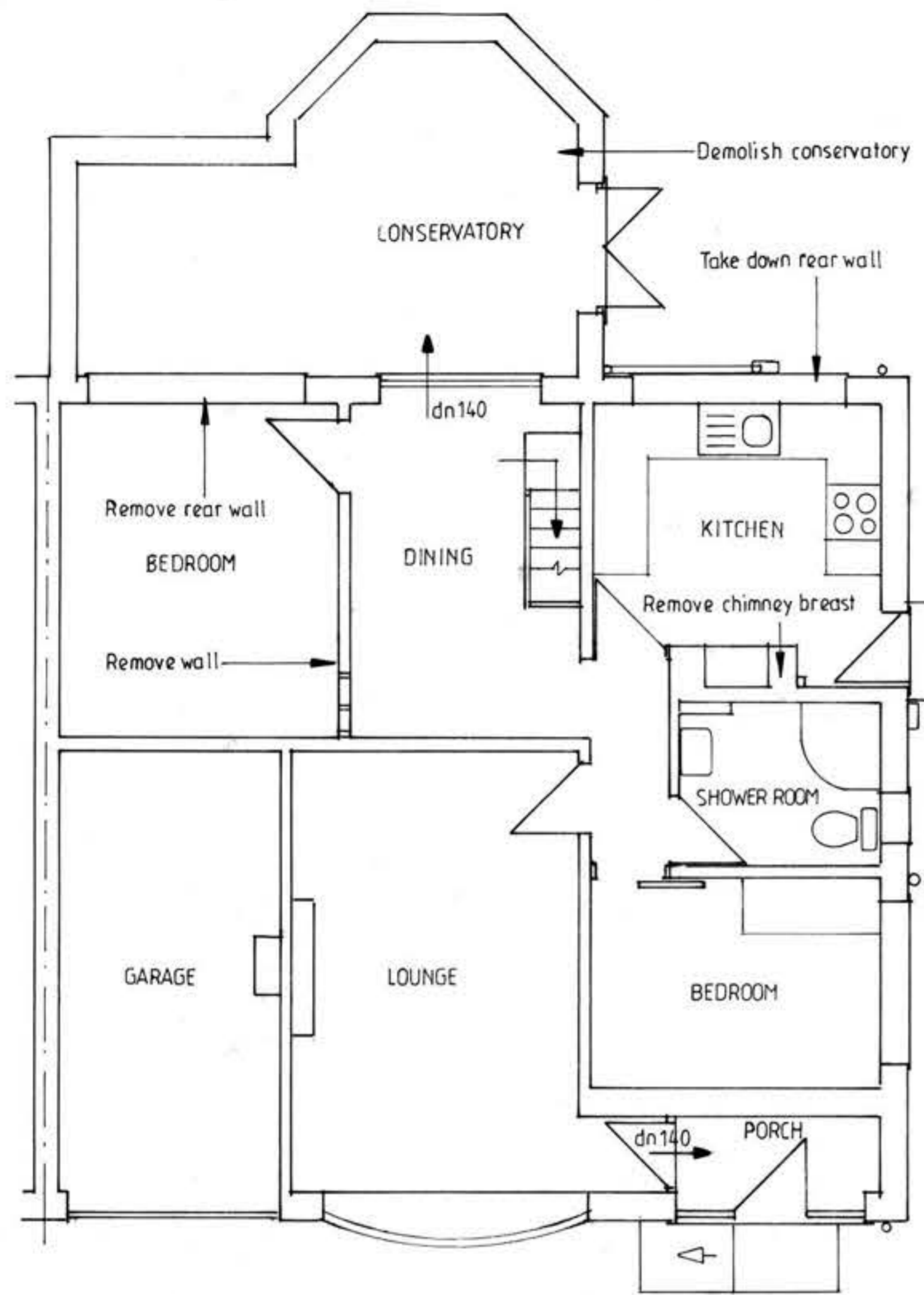
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Photo 3

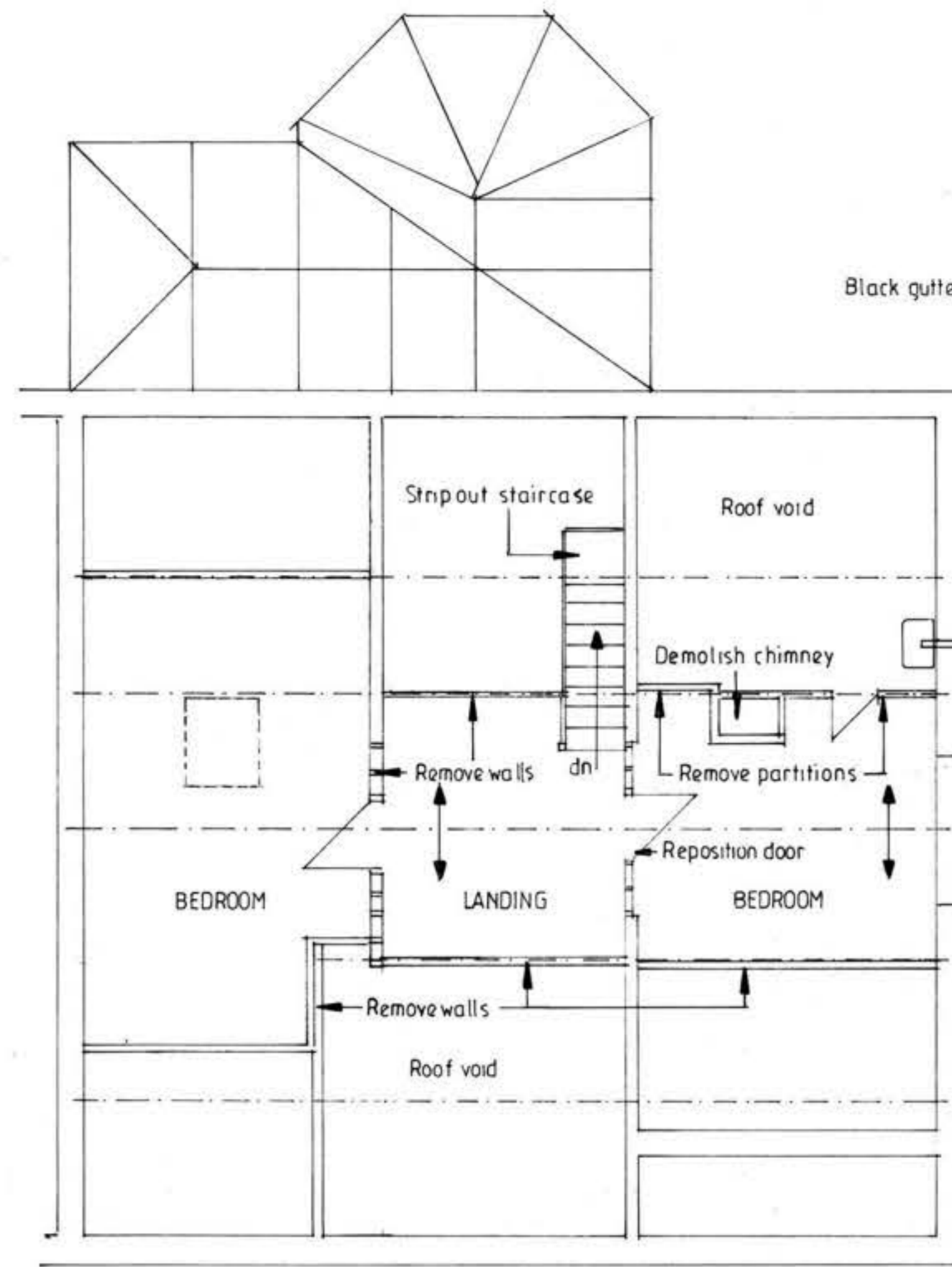


Photo 4

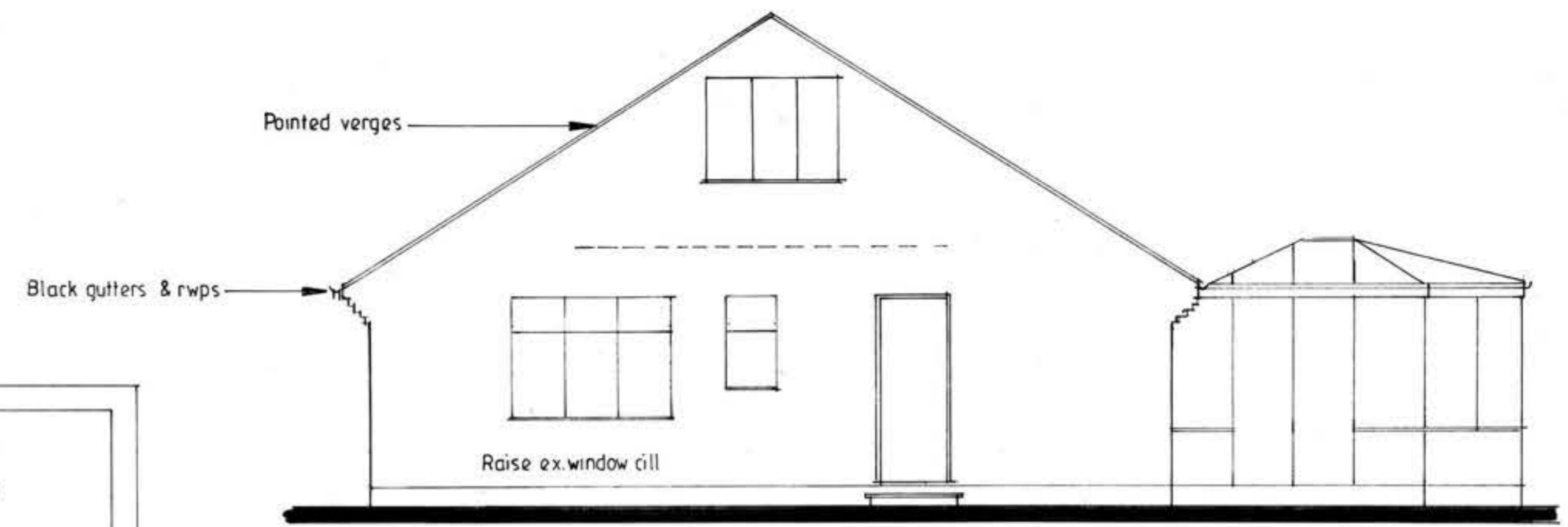




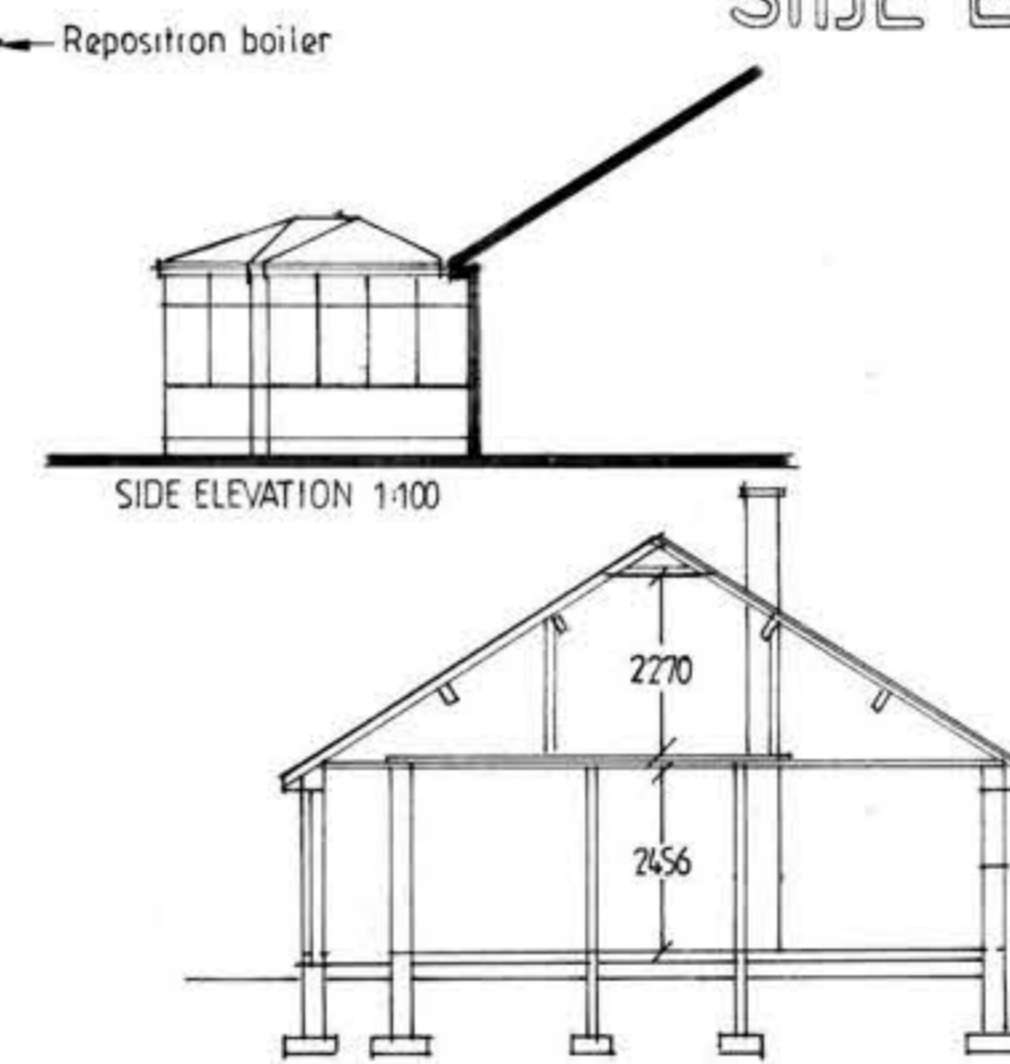
GROUND FLOOR PLAN



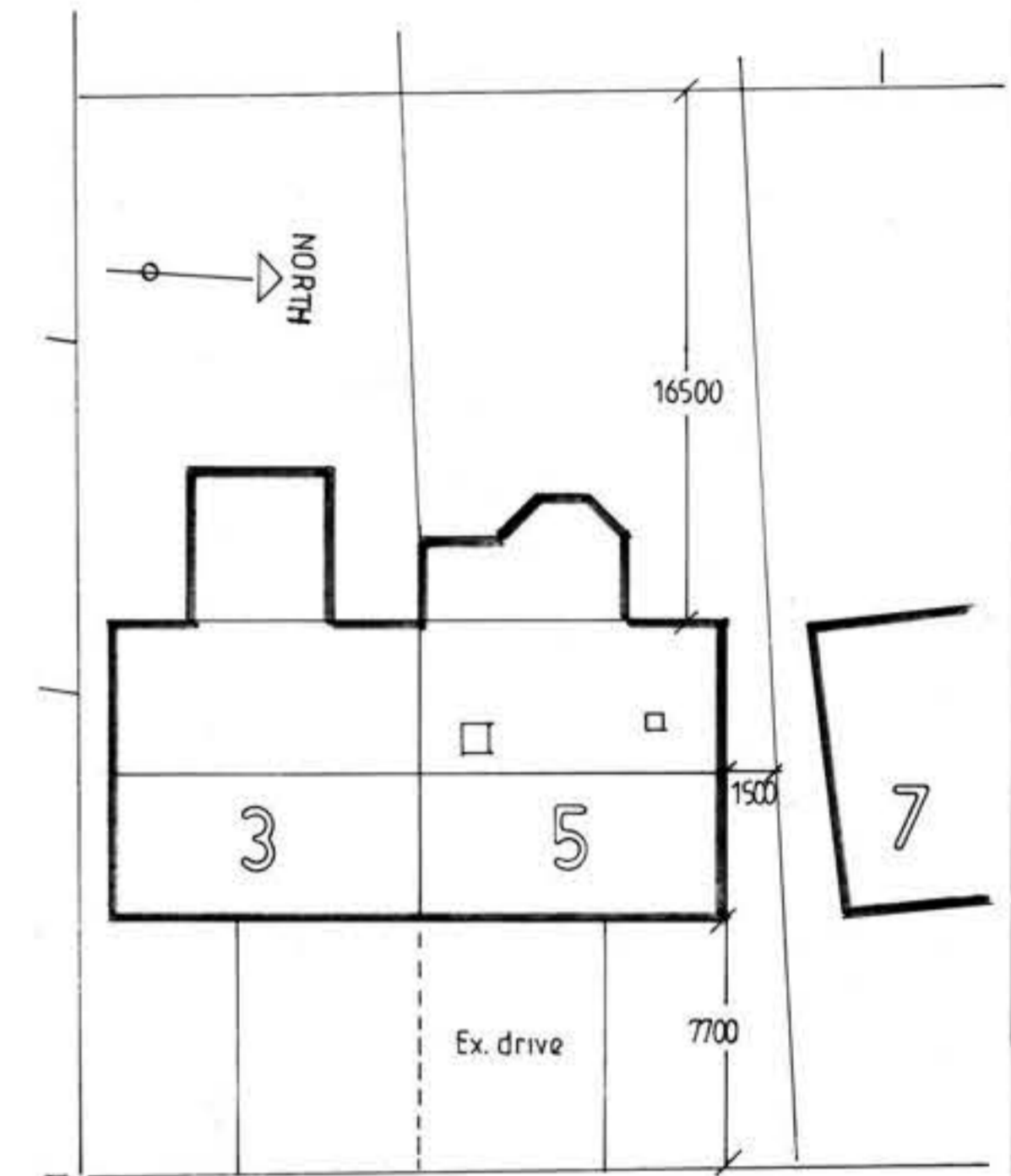
FIRST FLOOR PLAN



SIDE ELEVATION



SECTION A-A 1:100

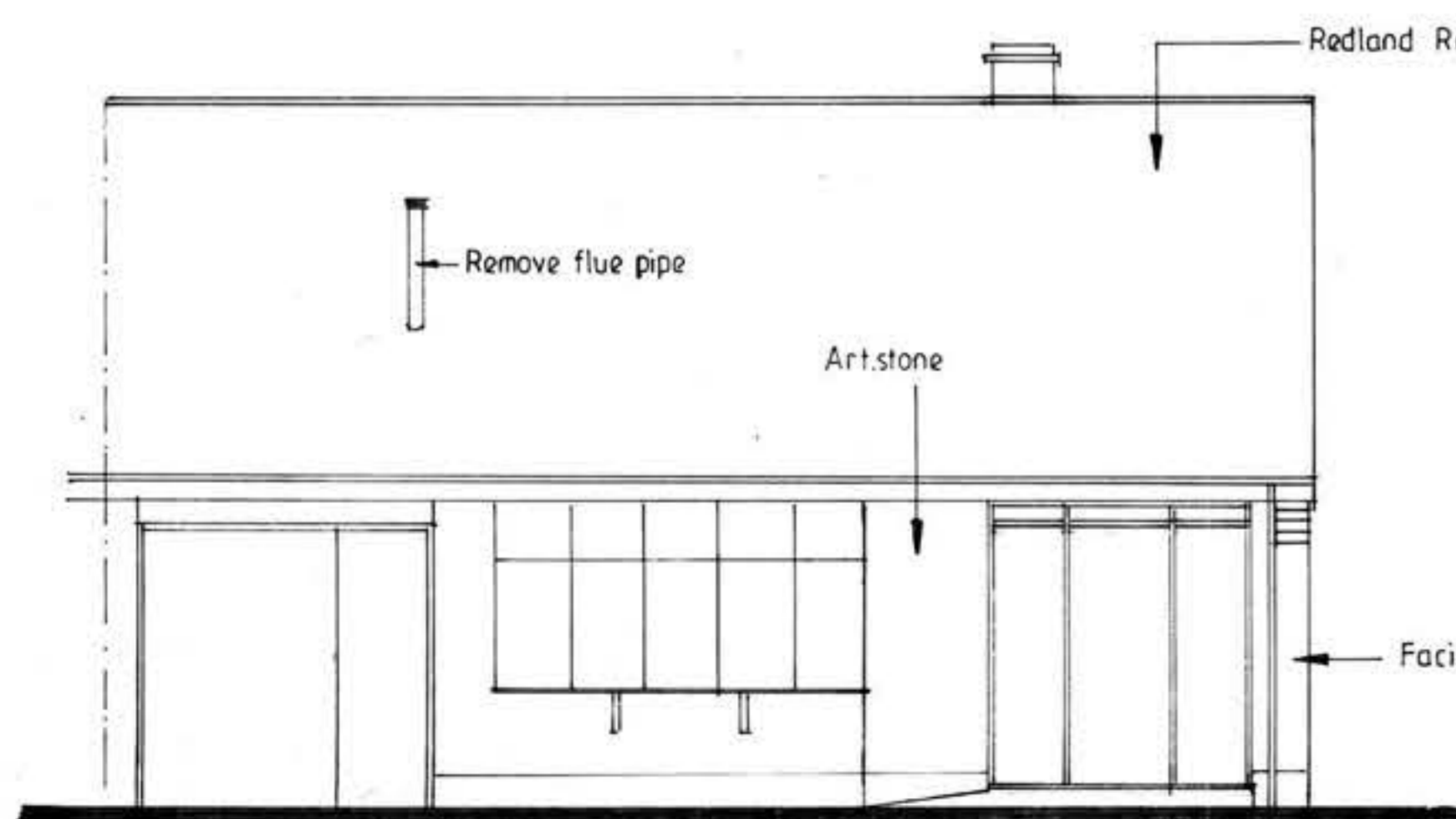


Sandringham Drive

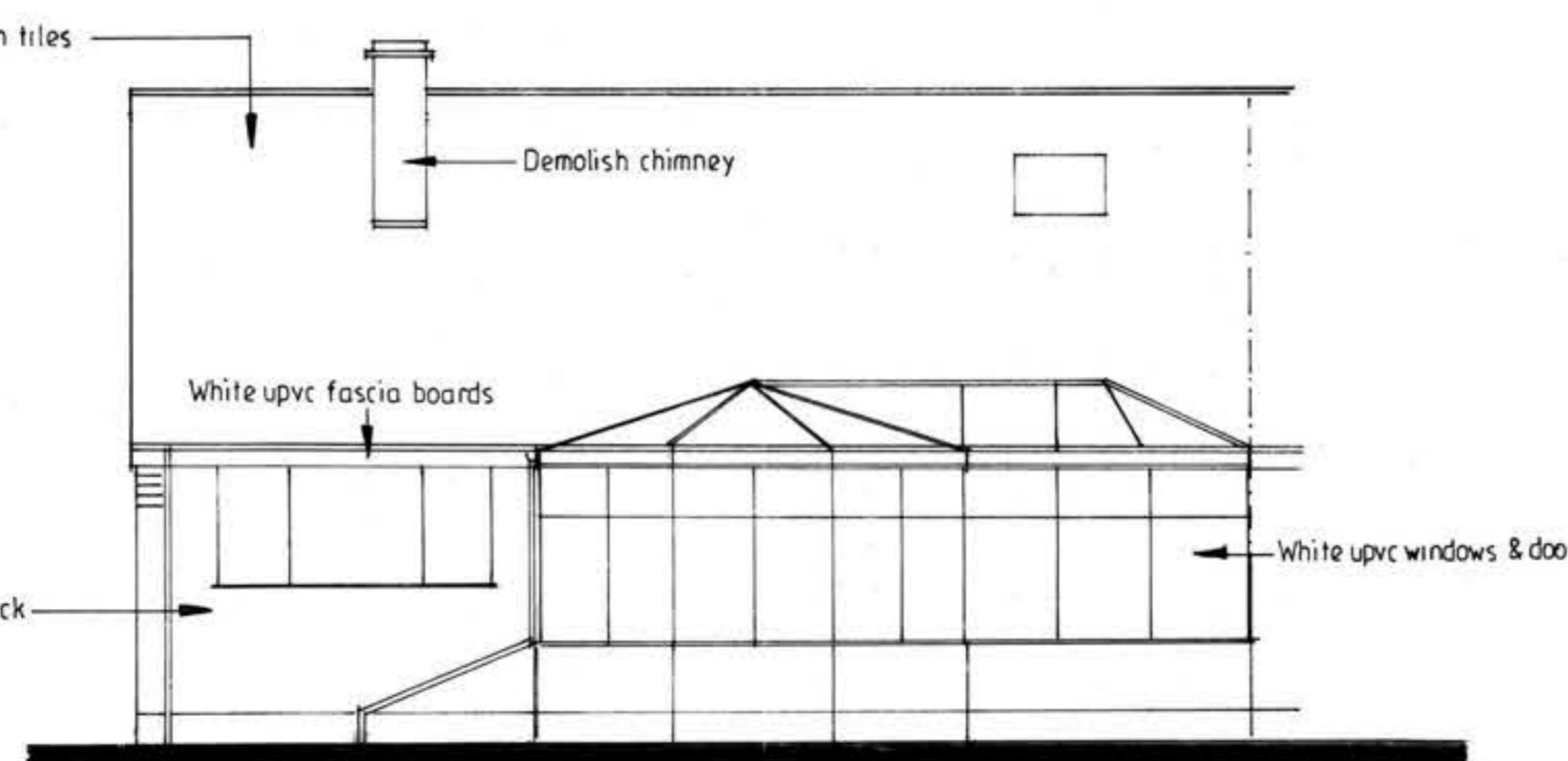
SITE PLAN 1:200



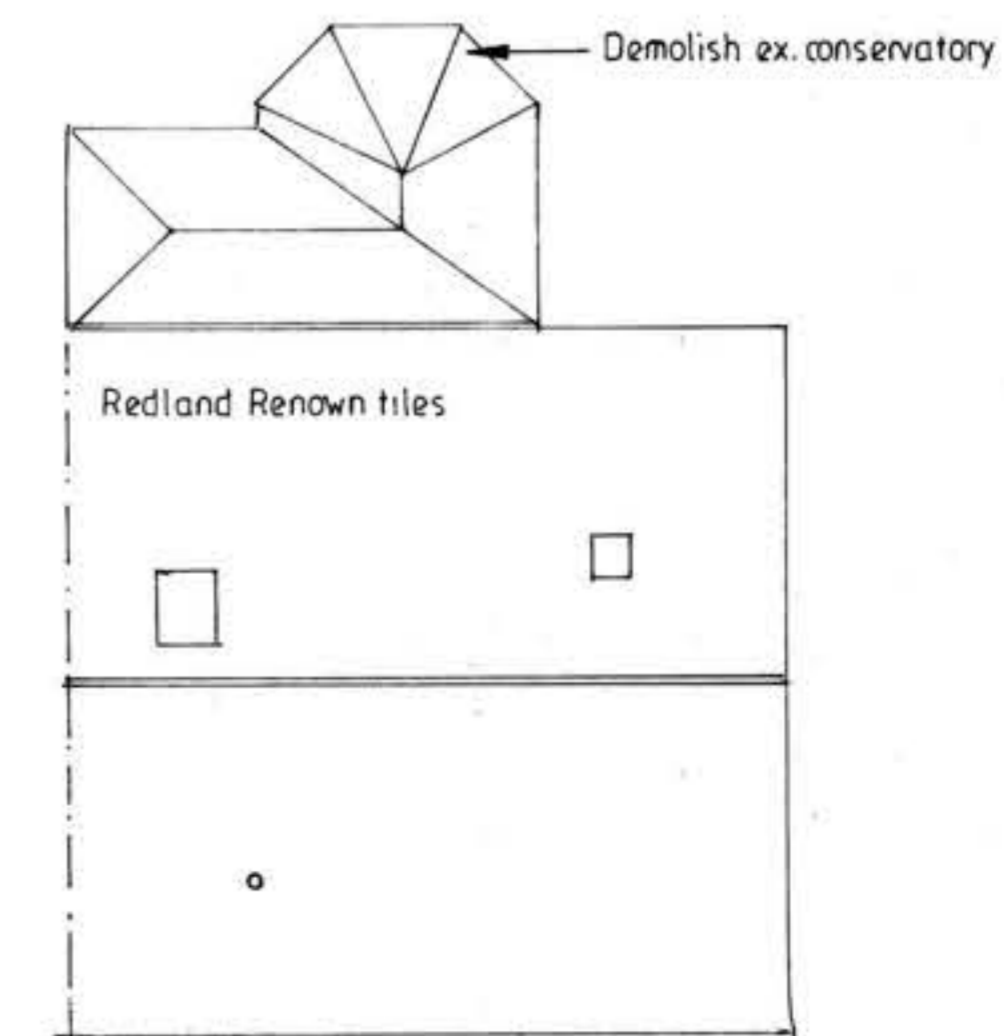
EXISTING FLOOR PLANS, ELEVATIONS, SECTION & ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



ROOF PLAN 1:100

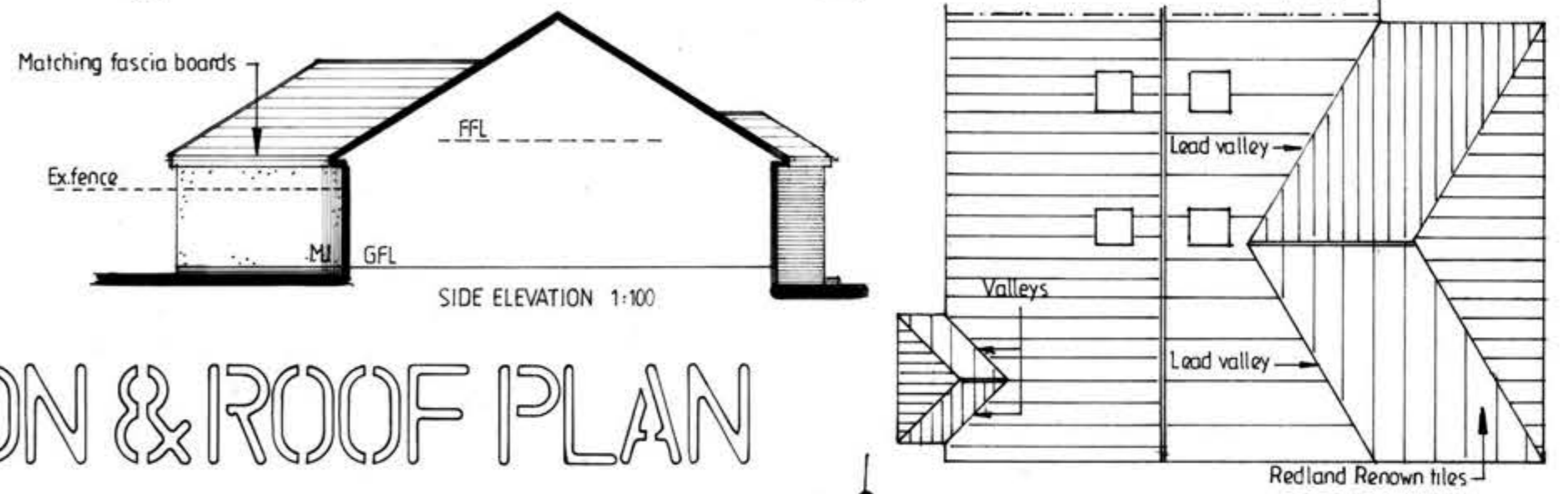
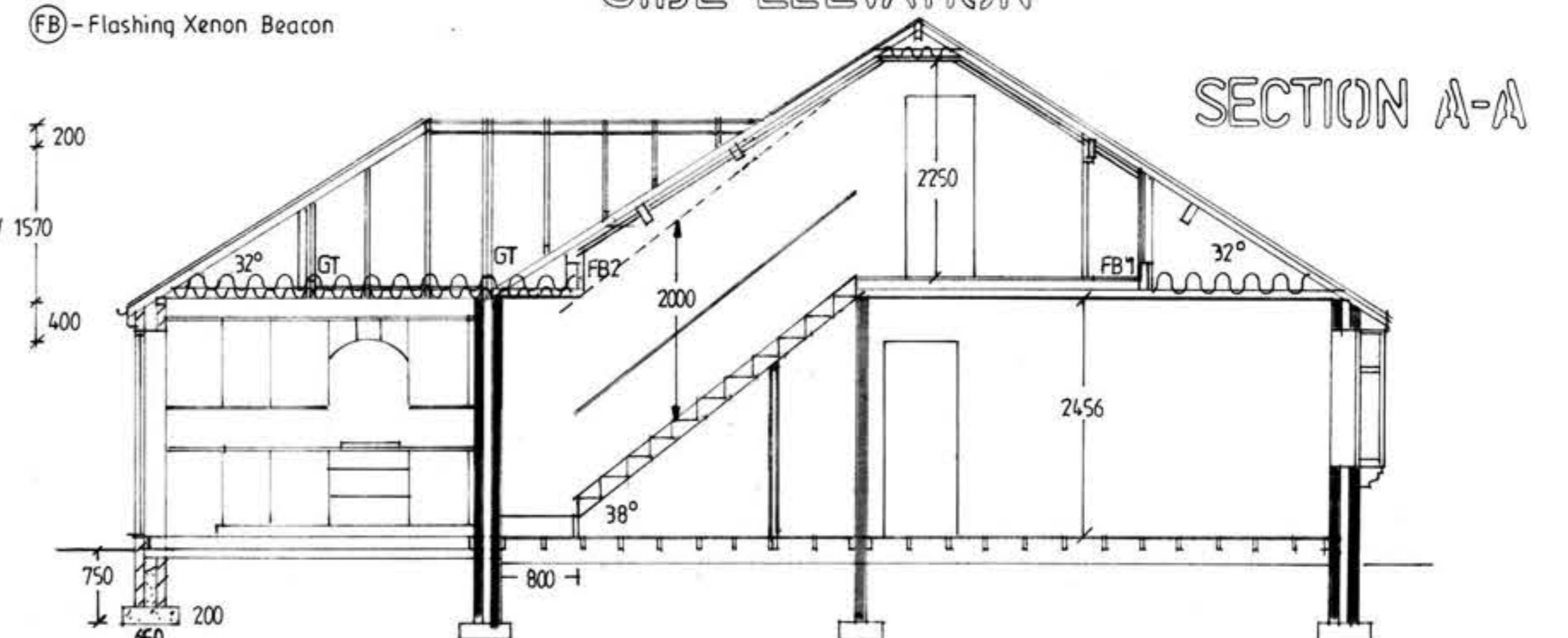
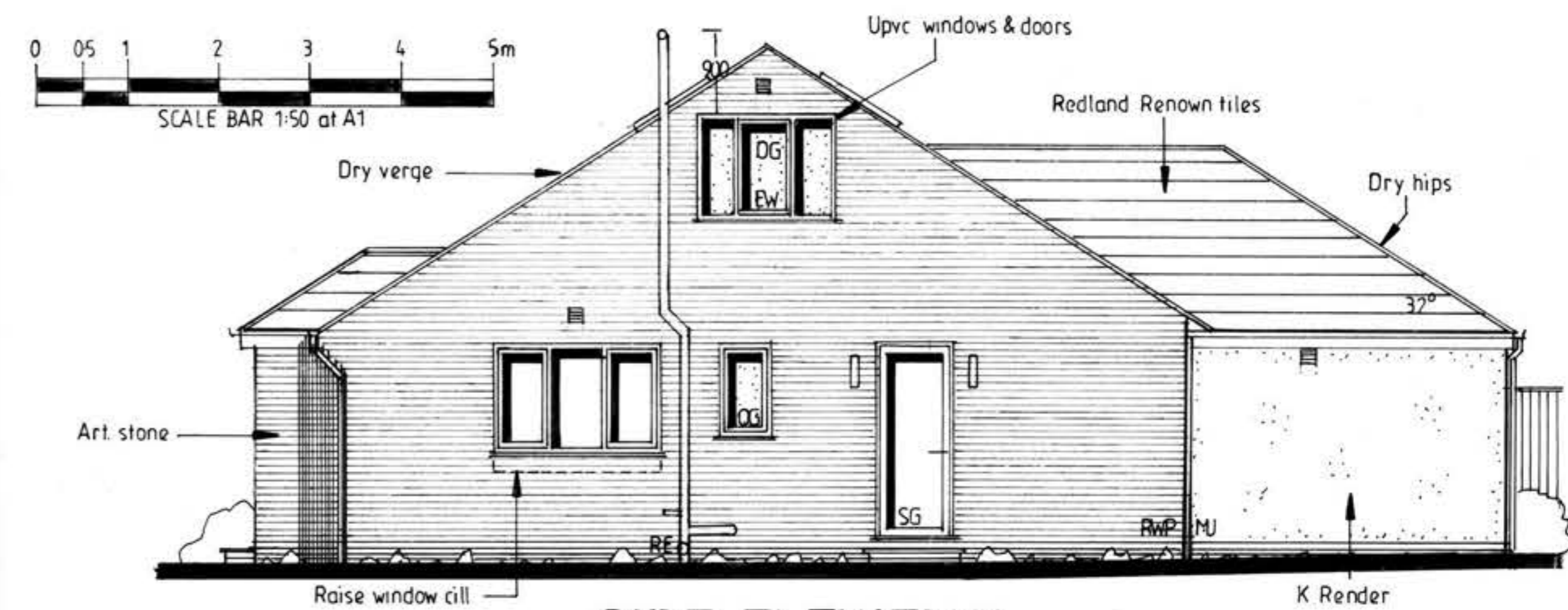
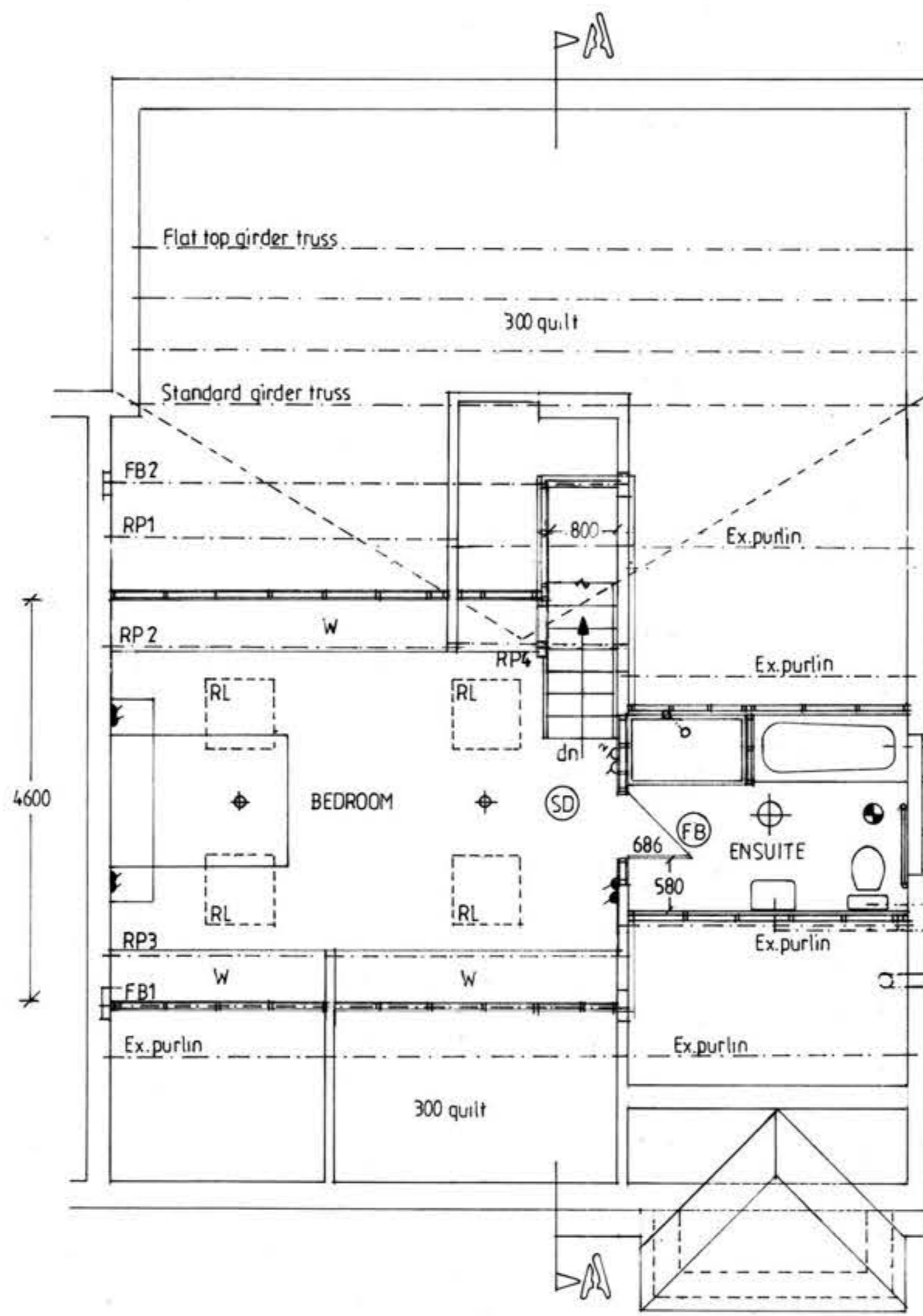
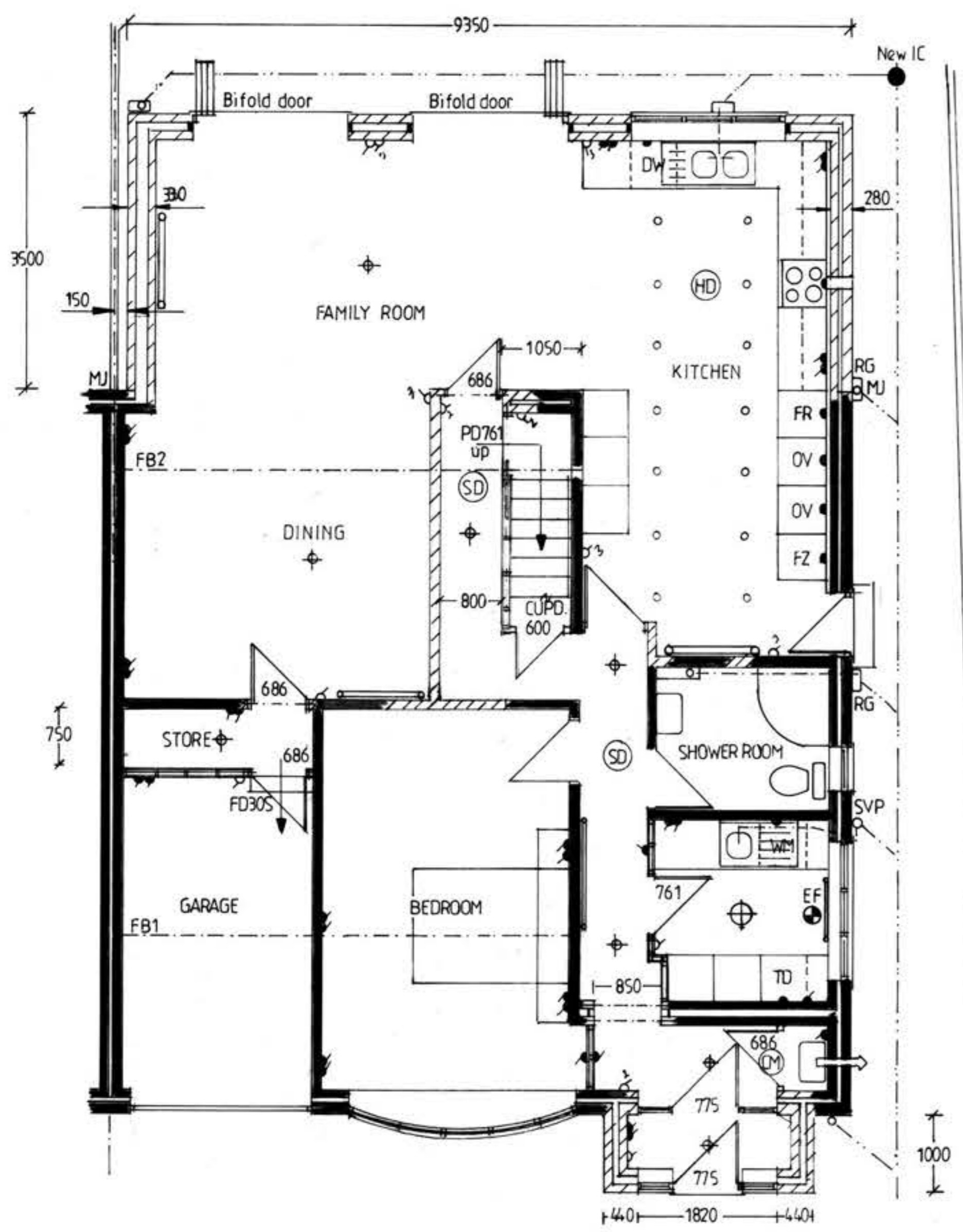
PROPOSED SINGLE STOREY EXTENSIONS & INTERNAL ALTS.

FOR MR D.MARNO
AT 5 SANDRINGHAM DRIVE
GREENMOUNT BURY
BL8 4DJ

ADRIAN HUGHES
ARCHITECTURAL SERVICES

SCALE 1:50 1:100
DATE JUNE 2024

DRAWING NO.
1/17/2024



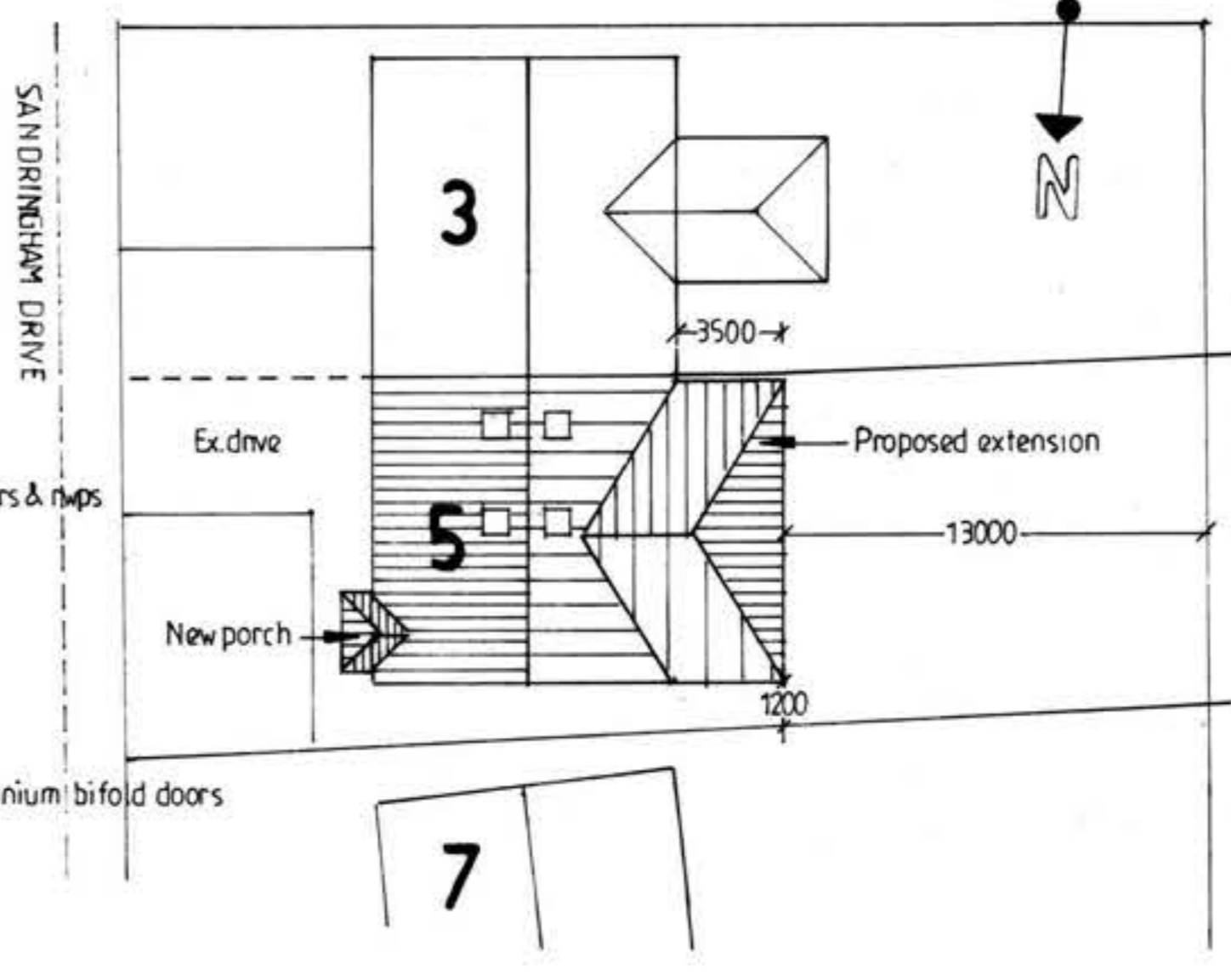
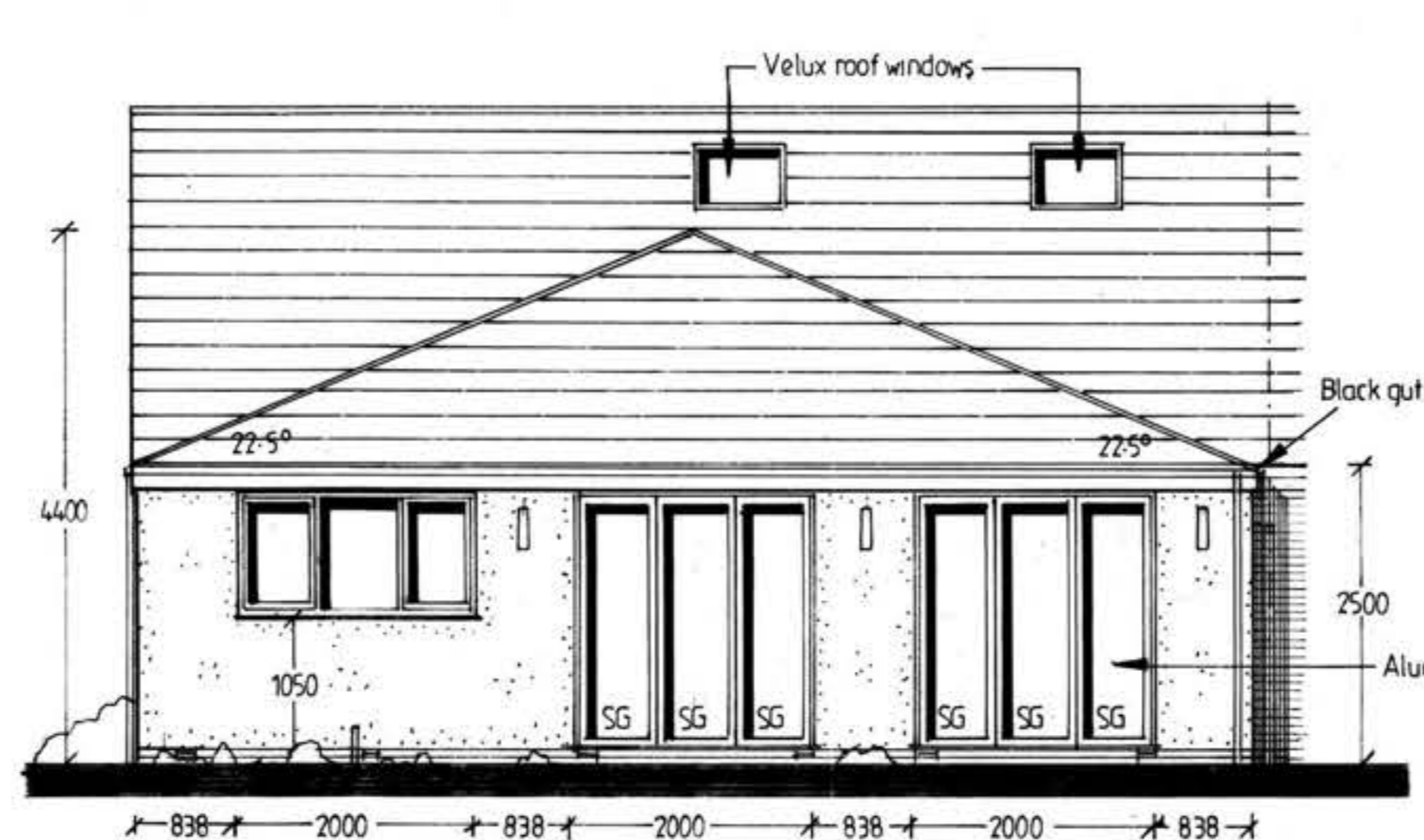
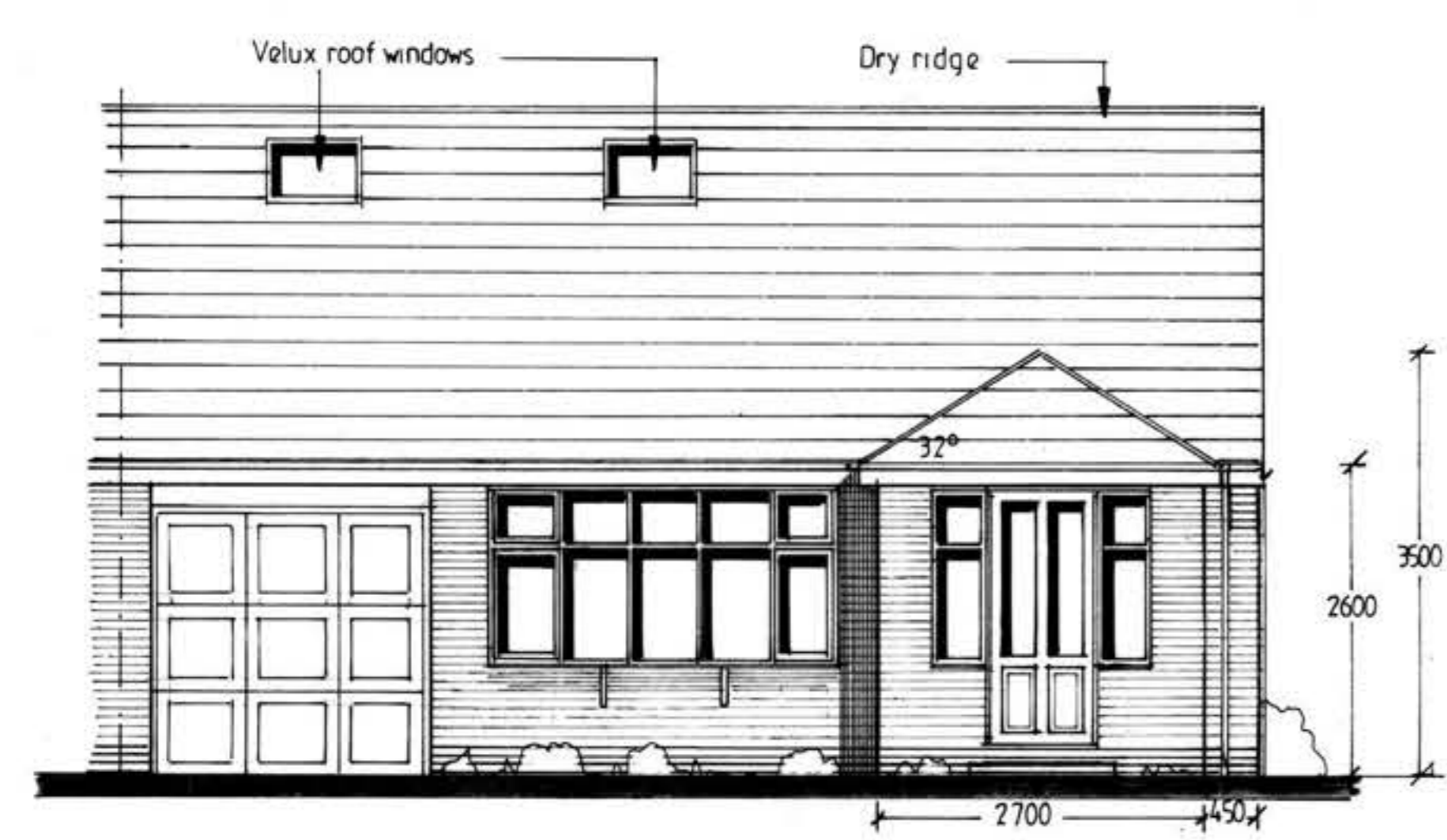
PROPOSED GROUND FLOOR PLAN

FIRST FLOOR PLAN

SIDE ELEVATION

SECTION A-A

PROPOSED FLOOR PLANS, ELEVATIONS, SECTION & ROOF PLAN



ROOF PLAN 1:100

PROPOSED SINGLE STOREY EXTENSIONS & INTERNAL ALTS.

FOR MR. D. MARNO
 AT 5 SANDRINGHAM DRIVE
 GREENMOUNT BURY
 BLB 40J

ADRIAN HUGHES
 ARCHITECTURAL SERVICES

SCALE 1:50 1:100
 DATE JUNE 2024

DRAWING NO.
 21/17/2024