

Ward: Bury West - Elton

Item 03

Applicant: Mr & Mrs J Frith

Location: 36 Trimingham Drive, Bury, BL8 1JW

Proposal: First floor extension at front/side/rear

Application Ref: 71672/Full

Target Date: 05/05/2025

Recommendation: Approve with Conditions

This application is being considered by the Planning Control Committee as the applicant is the MP for Bury North

Description

The application relates to a two storey detached house on a corner plot on a residential road of similar properties. Driveway to the front and conservatory at the rear. Timber fencing along the side boundary.

The proposed side extension would project out 2.8m, over the top of the existing single storey element with a pitched roof extending off the main roof at the same height. The side extension would accommodate two additional bedrooms with windows facing front and rear. The existing gable at the front would be extended across the width of the existing two storey frontage and a smaller dormer would project off the front of the extended side extension to allow for an extended bedroom. The side extension would be finished in red brick and tile to match the house and the new front gable would be rendered to match.

Relevant Planning History

01816/E - Proposed extension of the wall and fencing to border of property - Enquiry completed 11/04/2016

46119 - Single storey extension at side & first floor extension at front - Approve with Conditions 23/05/2006

Publicity

Immediate neighbours notified by letter dated 10/03/2025. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

Visual amenity - The extension would be relatively modest in scale and, in design terms, be in keeping with the appearance of the existing house. The gap between the new gable and the side boundary with Trimingham Drive is between 3-4m and this is considered to be acceptable in that it is sufficiently set back and respects the existing building line. With the set back at first floor, the frontage retains some articulation and reflects the property's existing design and appearance. The extended house would not appear incongruous within

the streetscape and the finishing materials, red brick, render and grey roof tile would match the house. The proposal would be acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Residential amenity - The extension to the house relates to the front and side, adjacent to Trimmingham Drive. There would be no projection beyond the rear elevation of the immediate neighbour at No.34 Trimmingham Drive. The distance across Trimmingham Drive to the neighbours facing the new side gable is 21/22m. This distance is considered to be acceptable and would not impact on the amenity of the neighbours facing the plot. Given the siting of the extensions in relation to neighbours, there are no overshadowing or overlooking or other residential amenity issues arising. The proposal is acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Parking - The existing driveway, accommodating 2/3 cars, would be retained and this would be acceptable and comply with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

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.

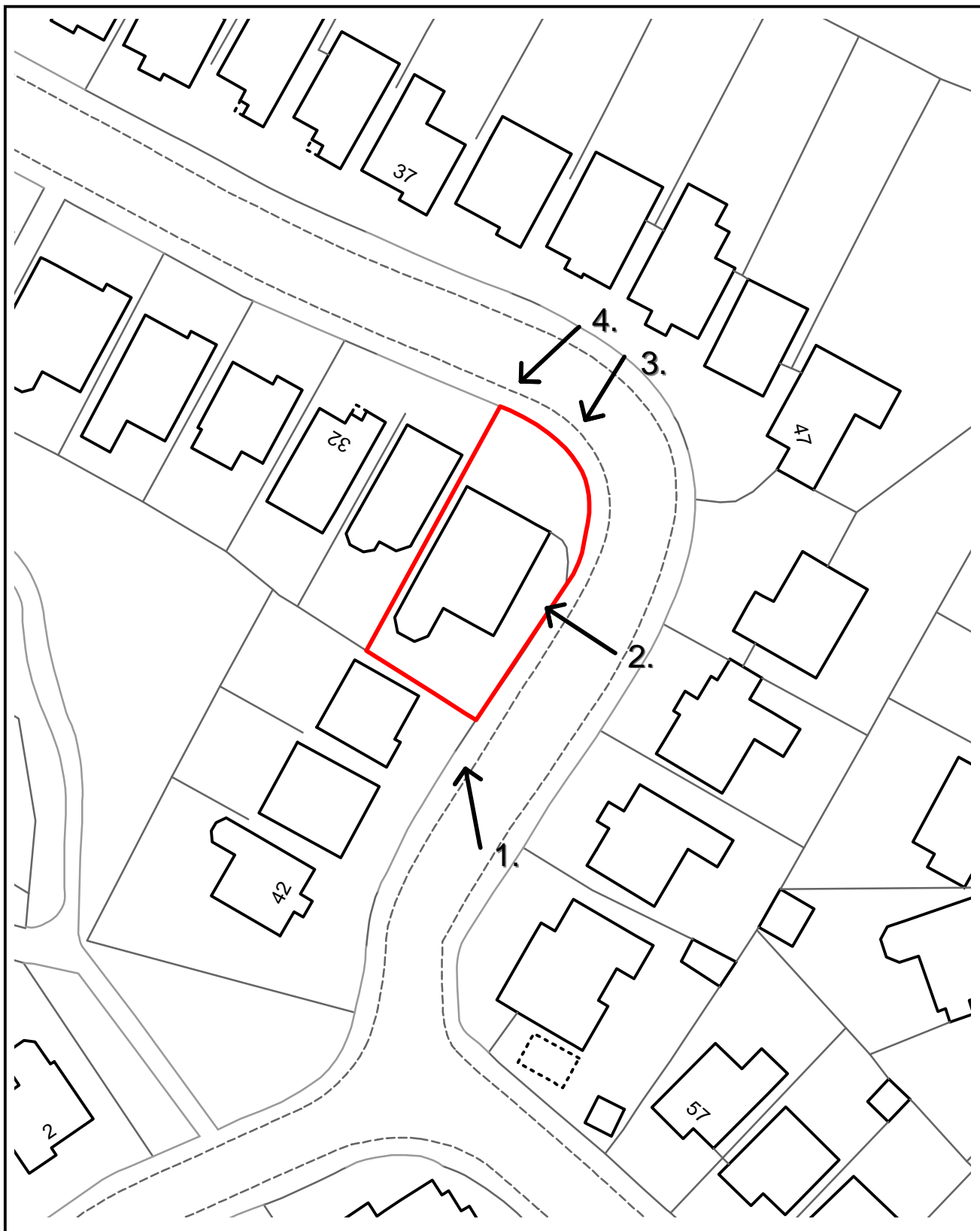
Recommendation: Approve with Conditions

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 and 2 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 and Places for Everyone Joint 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**

71672 - Viewpoints



ADDRESS: 36 Trimingham Drive, Bury, BL8
1JW



Bury
Council

Planning, Environmental and Regulatory Services

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71672

Photo 1



Photo 2



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Photo 3



Photo 4





36 Trimmingham Drive
Bury
BL8 1JW

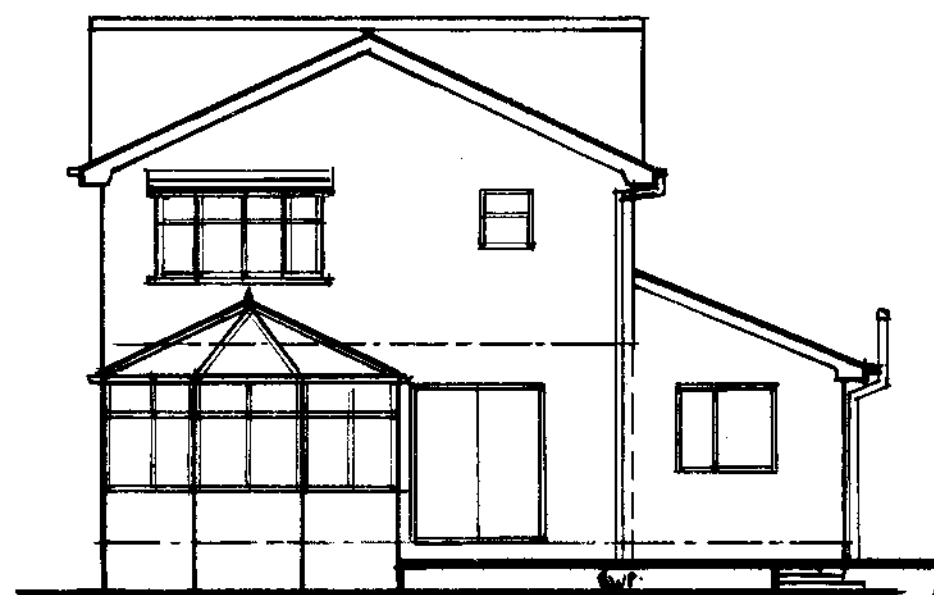
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Friday, February 21, 2025, ID: MDP-01208731
www.malcolmhughes.co.uk

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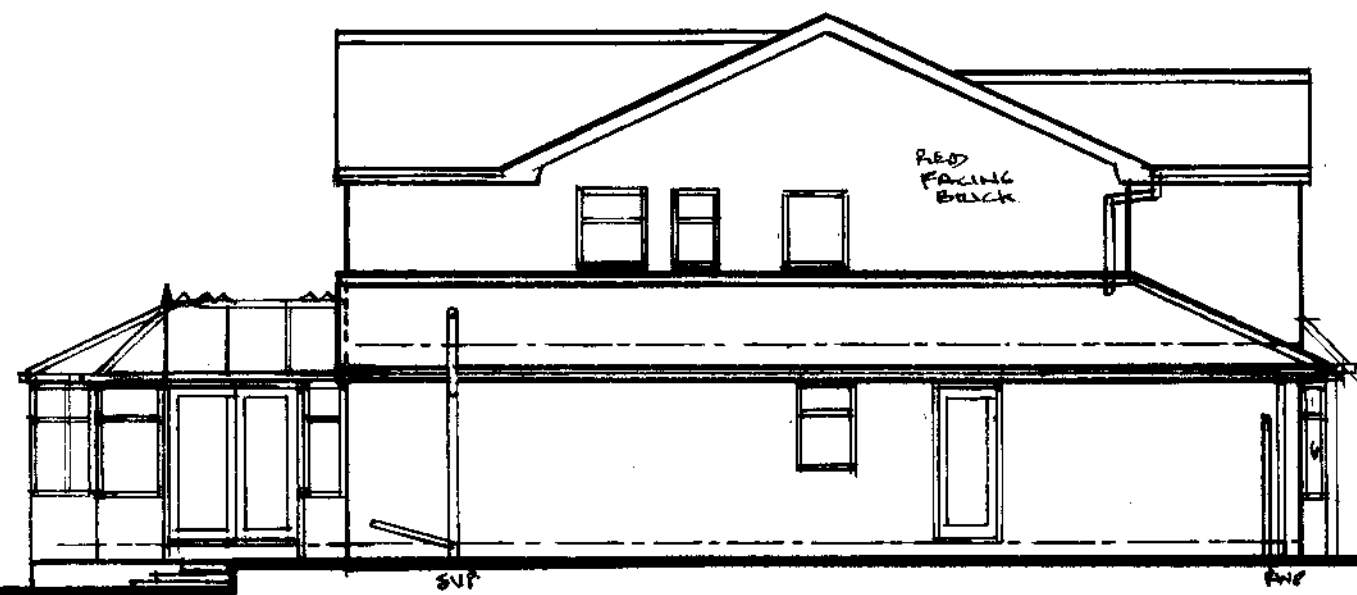
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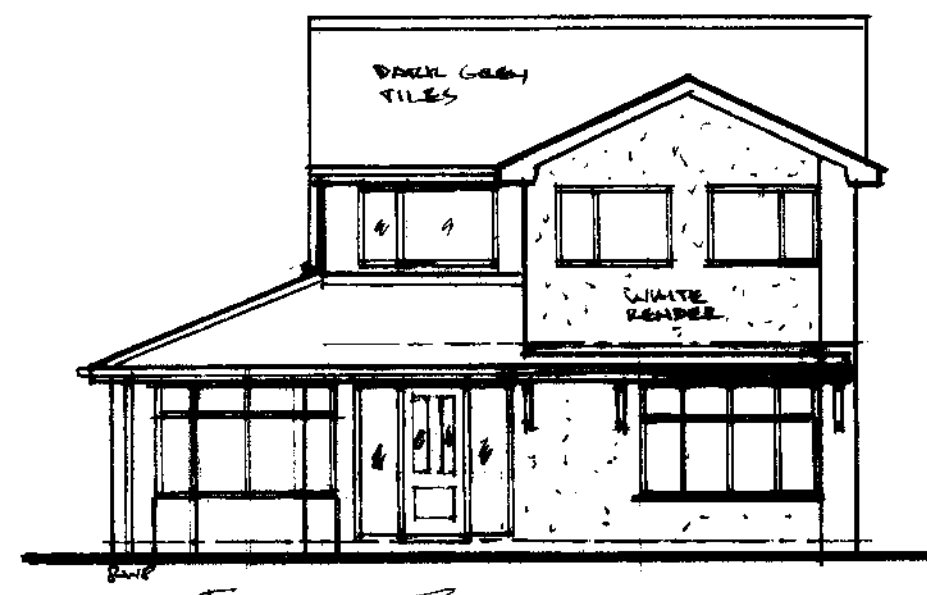
**MALCOLM
HUGHES**
CHARTERED
LAND SURVEYORS



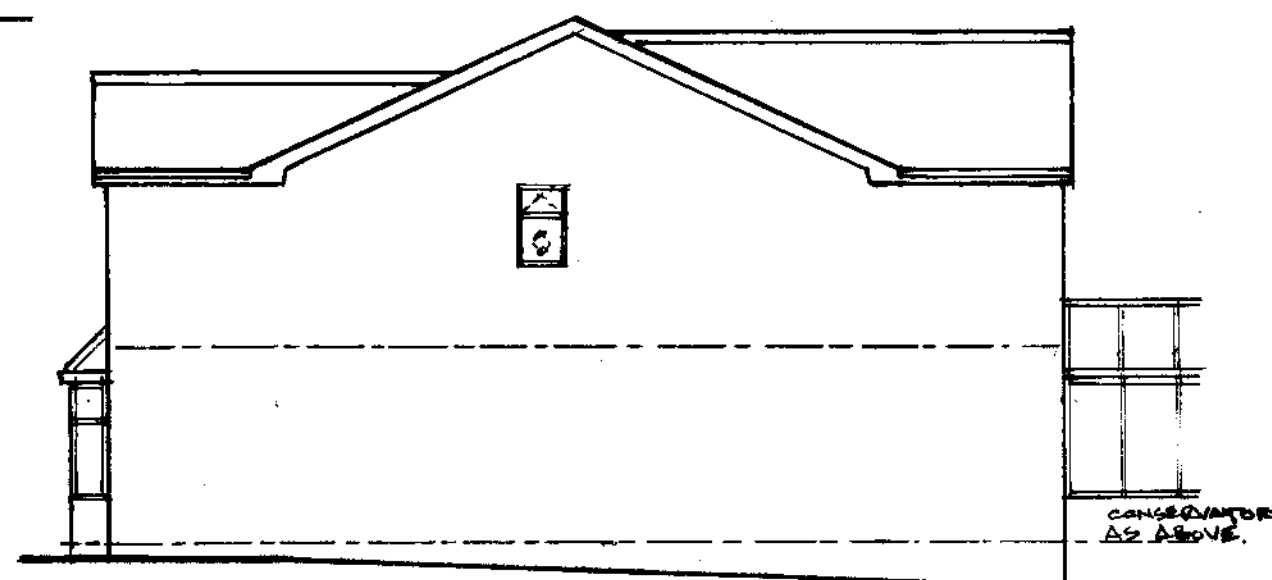
REAR ELEVATION 1:100



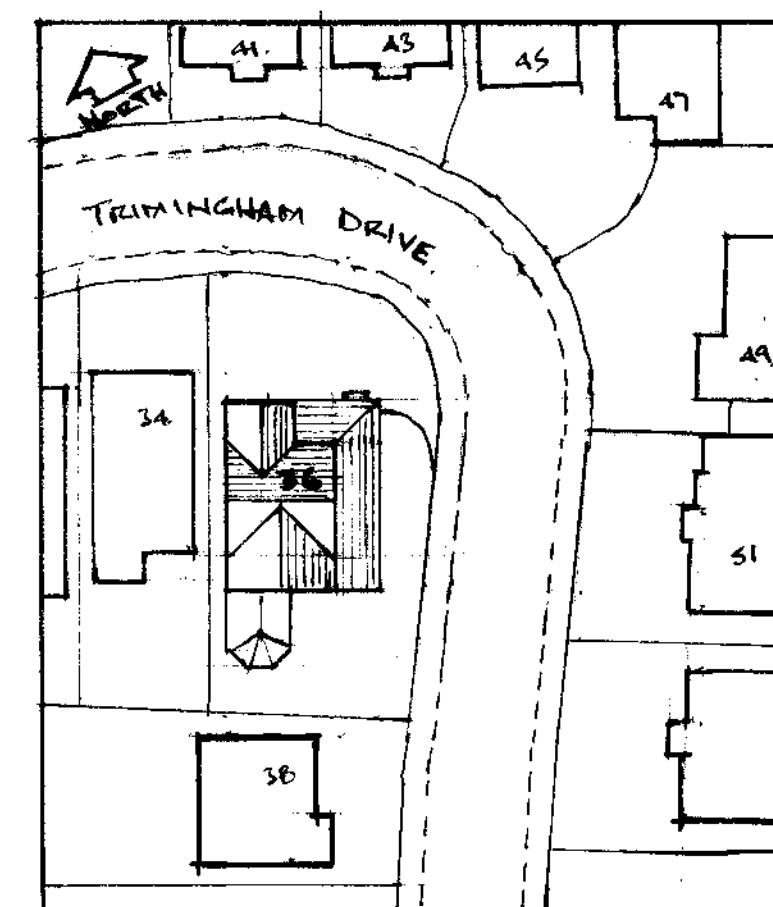
L.H. SIDE ELEVATION



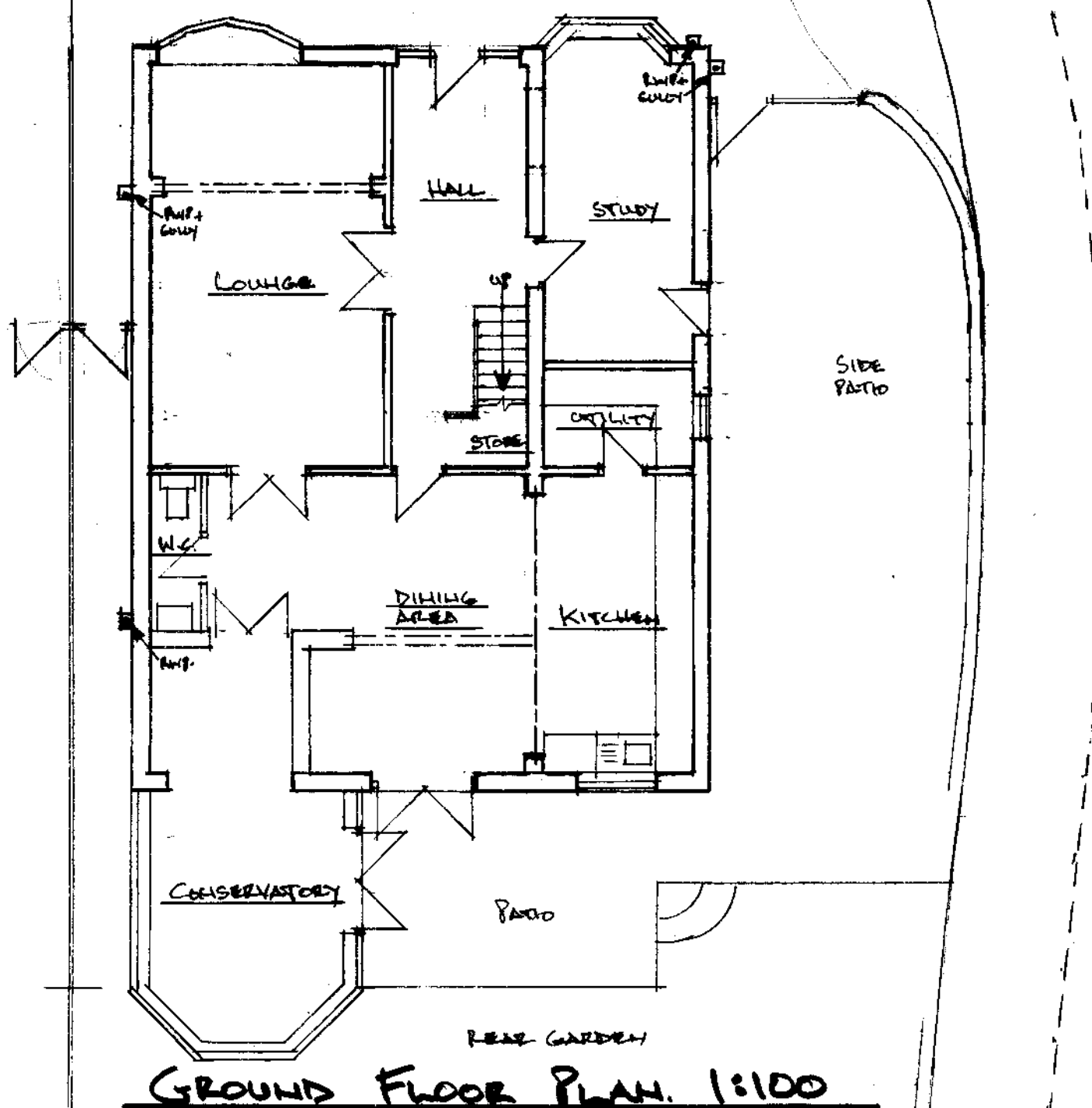
FRONT ELEVATION



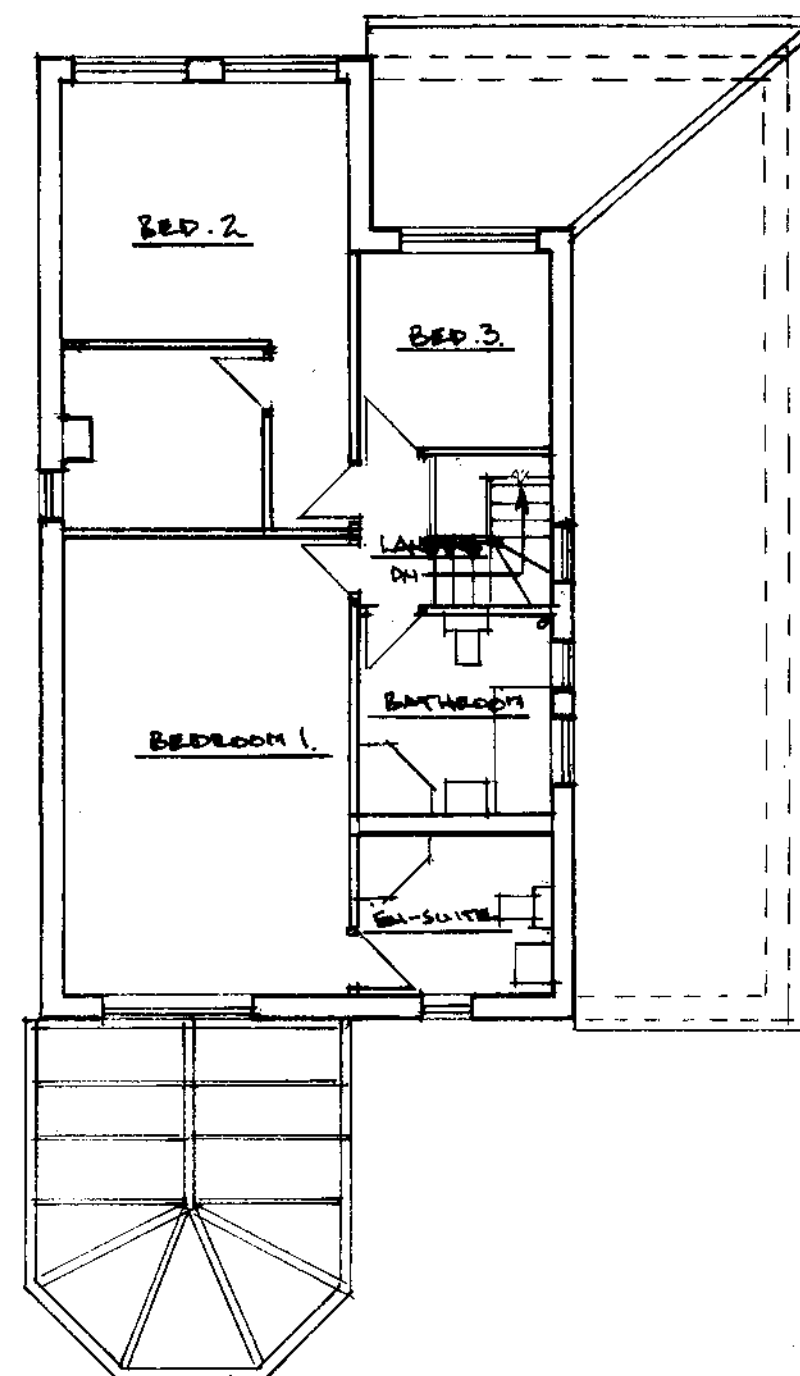
R.H. SIDE ELEVATION



EXISTING SITE PLAN 1:50



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN

Architectural & Building Services

NEIL BUTTERWORTH

Tel:
Mobile: 07785 275483

89 Higher Ainsworth Road, Radcliffe,
Manchester, M26 4JJ.

Job Title **PROPOSED FIRST FLOOR SIDE, FRONT & REAR
EXTENSIONS & GENERAL HOUSE REMODELLING,
AT 36 TRIMMINGHAM DRIVE, BURY,
FOR MR & MRS J. FRITH**

Drawing Title **PLANS & ELEVATIONS (EXISTING)**

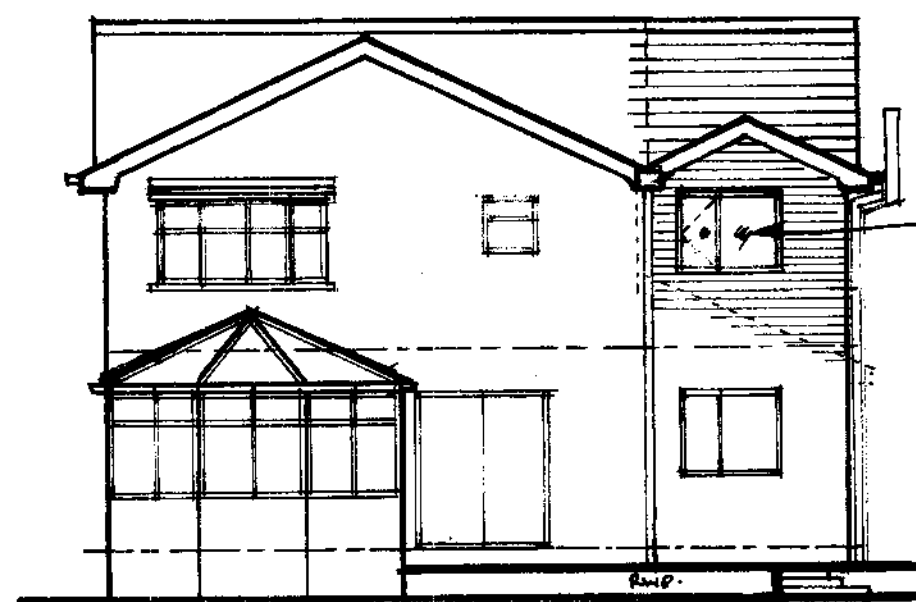
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Date
FEB. 25

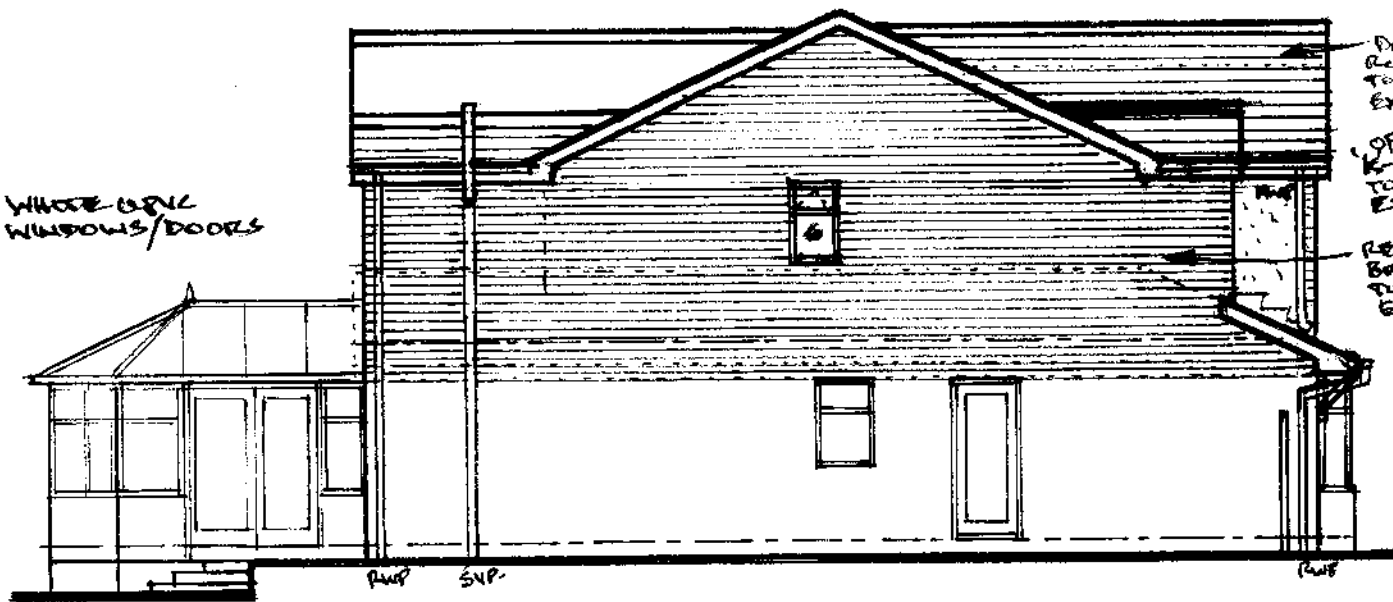
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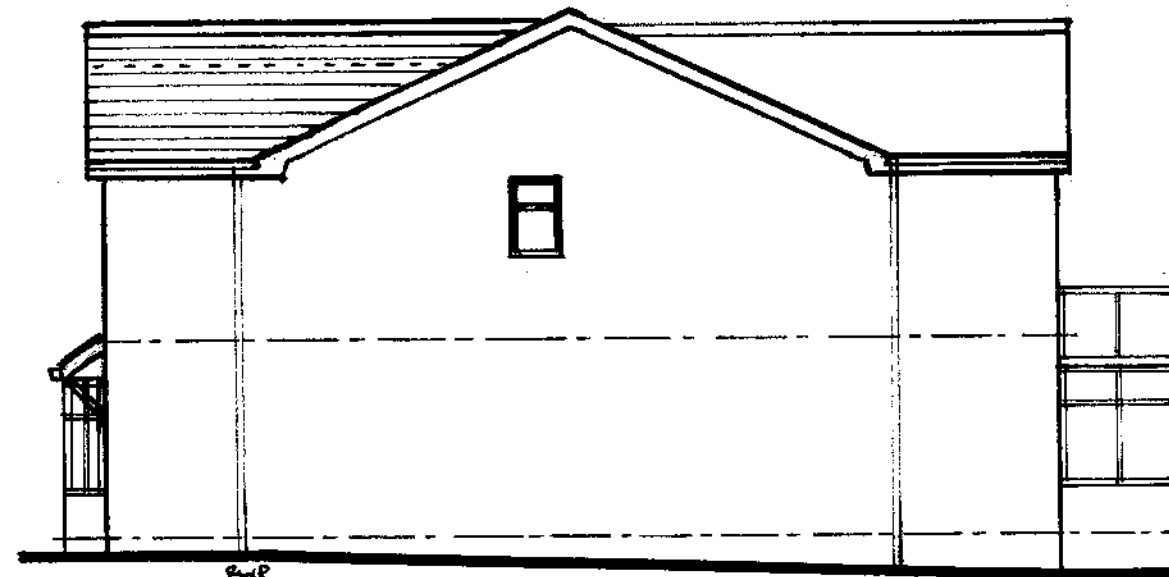
REAR ELEVATION 1:100



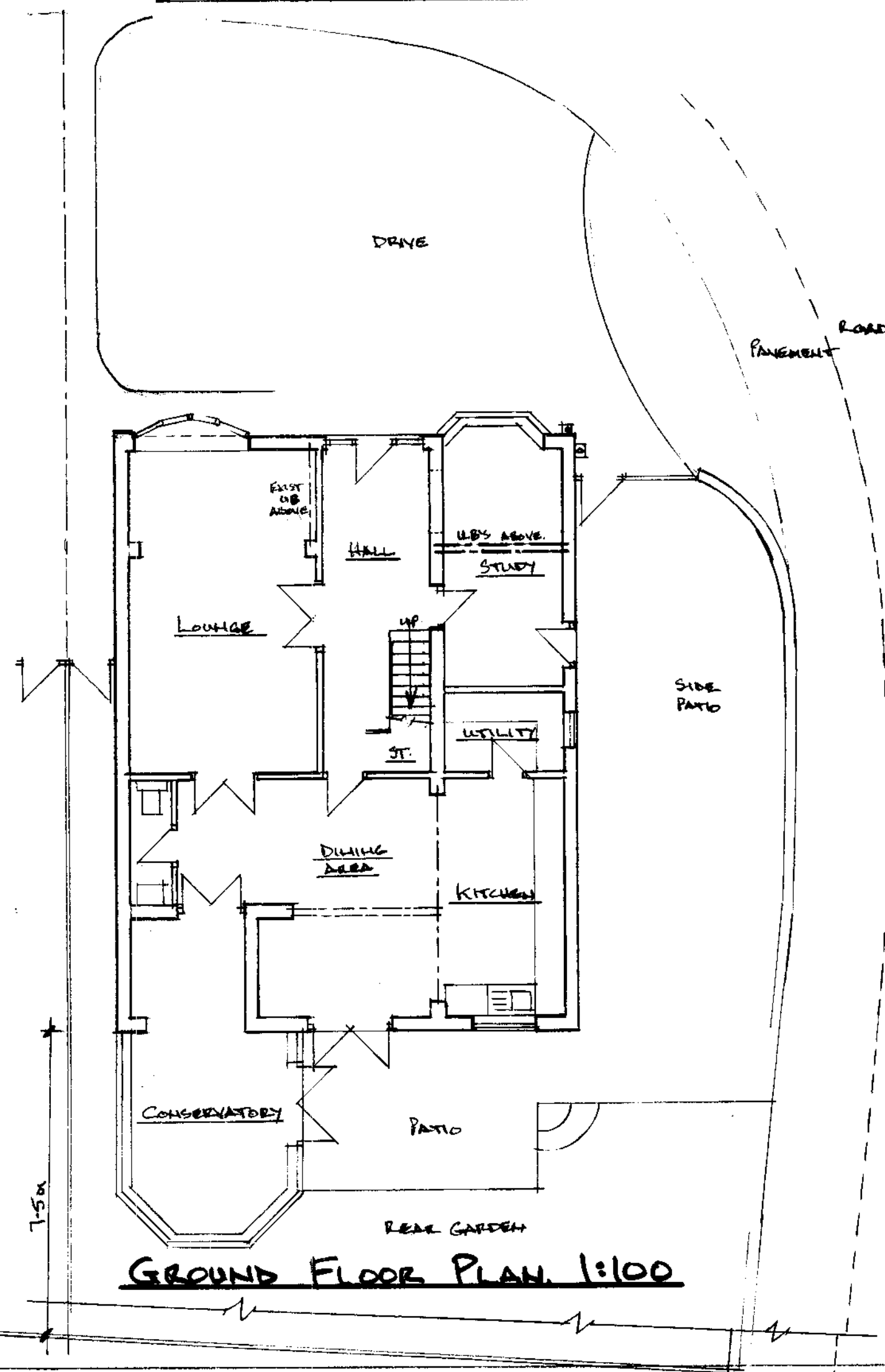
L.H. SIDE ELEVATION



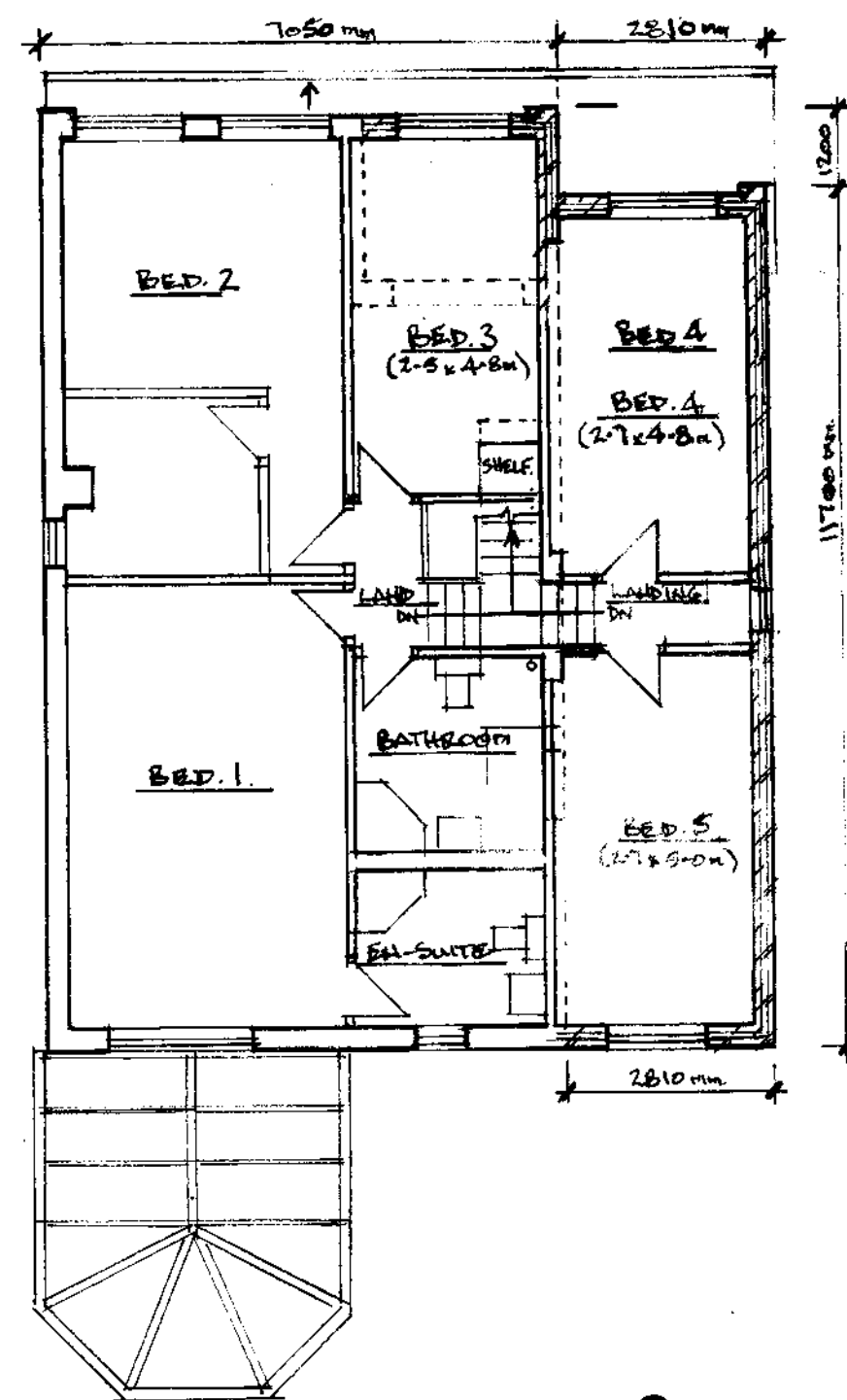
FRONT ELEVATION



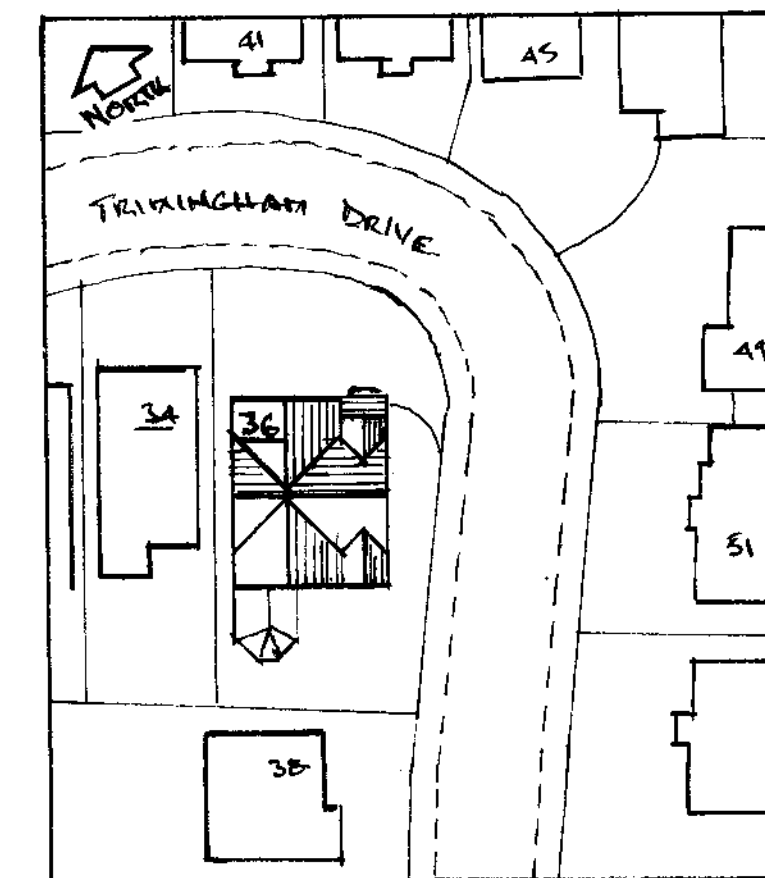
R.H. SIDE ELEVATION



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN



PROPOSED SITE PLAN 1:50

Architectural & Building Services

NEIL BUTTERWORTH

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Mobile: 07785 275483

89 Higher Ainsworth Road, Radcliffe,
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Job Title **PROPOSED FIRST FLOOR SIDE, FRONT & REAR
EXTENSIONS & GENERAL HOUSE REMODELLING,
AT 36 TRIMMINGHAM DRIVE, BURY,
FOR MR & MRS J. FRITH**

Drawing Title **PLANS & ELEVATIONS (PROPOSED)**

Scale 1:100	Date FEB. 25	Drawn by N.B.	Drawing No. 2
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