

DELEGATED REPORT

Report by Amanda

Date of report: 04/09/2024

Ref:71109/NON

Uhunmwagho

Registration: 26/08/2024

LDFC:

Expiry Date: 23/09/2024

Site Visit:

Site Notice: N/A

Press Date: N/A

Objections:

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Non-material amendment following grant of planning permission 69635: Change in fenestration design to new Hall. Change in specification of roof finish from Zinc to grey PLX Greencoat Steel.

Location: 11 Normandy Crescent, Radcliffe, Manchester, M26 3TD

Description

Planning permission was previously granted for a single storey extension at this property in June 2023. The applicant has submitted this non-material amendment application as they wish to make a change to that permission.

The proposal is to change the fenestration to the entrance hall which was previously approved with full length glazing to the front and side elevations. The applicant now proposes to glaze the upper half of the front and side elevations and the lower half would be brick.

There would also be a change to the proposed roof materials from zinc to grey PLX Greencoat steel. The design and overall size of the extension would remain as previously approved.

Relevant Planning History

69635 - Single storey side extension with render to elevations - Approve with Conditions 08/06/2023

70035 - Non-material amendment following grant of planning permission 69635 - Amendment to window design; Additional window on rear elevation and upvc fascia and soffit boards - Approve with Conditions 13/10/2023.

Publicity

N/A

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

PFE Places for Everyone

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.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

The property is located at the end of a cul-de-sac with industrial units located to the south east side. The extension would be visible from the highways to the front, side and rear. The only changes to the previous approval would be the roof materials and fenestration to the front entrance. There would be no changes to the overall size and height of the building. It is considered that the extension would remain acceptable in this location and will not have an adverse impact on residential or visual amenity. As such it can be treated as non-material to application ref 69635.

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

Conditions and Reasons:

- 1 The revision to the previous proposal, by the change from full length glazed windows to the front and side of the new entrance to brick and glazing , and the change of roof materials to the single storey extension will not impact adversely on residential or visual amenity in the surrounding area. As such it can be treated as a non-material amendment to application ref 69635.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 04/09/2024		DM - 0/09/2024	