

DELEGATED REPORT

Report by Mo Warsame	Date of report: 11/03/2025	Ref: 71484/FUL
Registration: 01/01/2025	LDFC: 10/02/2025	Expiry Date: 26/02/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey extension to side and rear with installation of external wall insulation to existing front and rear elevations

Location: 5 Windsor Crescent, Prestwich, Manchester, M25 0DD

Description

The property is a two storey semi-detached house with gardens to the front and rear of the dwelling. There is an attached garage to the side and a drive way in front for one vehicle. At the rear there is an existing single storey extension. The rear garden has fences to all boundaries and beyond the rear boundary are Metro link rail tracks.

Planning permission is sought for the erection of a part single, part two storey extension to side and rear along with the installation of external wall insulation to existing front and rear elevations. The proposed two storey elements would infill the existing enclaves gaps in front and rear of the garage. Meanwhile, the part single elements would be constructed above the existing kitchen and garage. The proposed extensions would not project beyond the principal front and elevation. The proposal would accommodate a new extended entrance hall, and utility room on the ground floor and 3 bedrooms together with a bathroom on the first floor. The proposed development would have hipped, pitched roof, utilise some matching materials such as roof and doors/windows but would be finished in External wall Insulation of 90 mm EPS Board with through-coloured cream silicon render.

Relevant Planning History

62165 - Single storey rear extension - Approve with Conditions 13/12/2017.

Publicity

Neighbour letters sent on 20/01/2025. 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

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.

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.

There would be no 1.5m set back at first floor level from the original front elevation. However, this would still be acceptable given the property is located on street with different types houses with different heights and materials. Furthermore, No.6 and No.27 Windsor Crescent have similar extensions with no set backs. Therefore, the proposal is considered acceptable in terms of 'terracing and the effect on the street scene.

Situated to the side, the front element of the side extensions would be visible from the

street scene at the front of the house. However, the two storey extensions would be modest and would infill the existing enclaves in front and rear of the existing garage. The first floor segment would be constructed above the existing garage and kitchen. The development would have a hipped, pitched roof that would be in keeping with the existing dwelling. The external wall insulation with through-coloured cream silicon render finish would also be acceptable in this location.

Overall, the proposal is considered acceptable, in keeping with the existing property and would be constructed using matching materials. As such, there would not have any detrimental impact on the visual amenity of the area.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- The proposed part single, part two storey side/rear extension would have no proposed side windows from habitable rooms. Additionally, the proposed side windows on the first floor would be obscure lazed as stated on the proposed plan (A1.1)
- The extension would not project beyond the principal front elevation nor the existing single storey rear extension.
- There would be sufficient distance to the rear boundary.
- The development would not encroach the 45° rule when taken from the adjacent neighbouring properties. As such, any overshadowing would not be as excessive as previously. Moreover, the adjacent property (No.3) has extended with two storey rear extension.
- The development would not interfere with the existing parking arrangement and as result there would remain sufficient space for parking.

The proposal would be acceptable and comply with UDP Policy H2/3 and associated guidance in SPD6.

Highways

The proposal will result in three additional bedrooms and but there will be no changes to the parking layout. Therefore, the driveway at its current condition would meet the maximum parking requirements.

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 and 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 A1.1 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	11/03/2025	HL -	12/03/2025