

DELEGATED REPORT

Report by Tom Beirne	Date of report: 04/03/2025	Ref: 71557/FUL
Registration: 23/01/2025	LDFC: 28/02/2025	Expiry Date: 20/03/2025
Site Visit: 18/02/2025	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at front; new pitched roof and loft window to side elevation

Location: 46 Sergeants Lane, Whitefield, Manchester, M45 7TS

Description

The application relates to a detached rendered bungalow on a large corner plot on a residential road of mainly detached mix single and two storey properties. Vehicular access from Sergeants Lane to the front. Mature hedge around front and side garden. The immediate neighbour to the east is a similar styled bungalow with a garage adjacent to the shared side boundary with the site.

It is proposed to extend the ground floor footprint by adding a single storey extension approximately 8m by 8m to the front/side of the bungalow, in front of the existing garage. It would comprise a hallway, nursery, laundry and small garage. It would be finished in brick and tile with a shallow pitched roof to match the main dwelling. The existing double width access would be retained for parking of four cars.

Relevant Planning History

02750/E - Vertical extension and two storey front extension - Enquiry completed 02/08/2022
69302 - Single and two storey extension to front/side; addition of first and second floors to bungalow - Refused 28/07/2023

Publicity

Immediate neighbours notified by letter dated 07/02/2025. One objection from neighbour and one comment in support.

The objections are summarised below:

- The drawings incorrectly show the existing house skewed towards the boundary
- The extension in extending out 4m from the neighbour's garage, would have a detrimental impact on the neighbouring property and would be out of character with the rest of the estate. The window and door on the side are out of keeping also.

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 PpE 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 - The proposed extension is relatively modest in scale and, in terms of design, in keeping with the existing bungalow and wider streetscape. The extension would be finished in a render/tile to match the existing bungalow. The proposal would be acceptable and complies with UDP Policy H2/3 and associated guidance in SPD6.

Residential amenity - Given the relatively modest scale of development and its siting slightly set back from the existing front elevation and adjacent to the garage on the neighbours side, there are no serious residential amenity issues arising. The proposal is acceptable and complies with UDP Policy H2/3 and associated guidance in SPD6 in relation to residential amenity.

Objection - The concerns of the neighbour with regard to the drawings are noted but it is not considered that the minor inconsistency would impact on the assessment of the extension.

The concerns over the length of the extension, projecting out 4m beyond the neighbouring garage, are also noted. However, given the articulated nature of the streetscape along Sergeants Lane, the proposed projection would not be out of keeping on what is a large plot and within the streetscape. The new door and window on the side elevation would not seriously impact on the appearance of the extension.

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 SL-001 - 007 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	04/03/2025	HL - 06/03/2025	