

DELEGATED REPORT

Report by Mo Warsame	Date of report: 22/12/2022	Ref: 68959/FUL
Registration: 28/10/2022	LDfC: 19/11/2022	Expiry Date: 23/12/2022
Site Visit: 24/11/2022	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: 34 & 36 - Raising both roof ridge heights
34 - Hip to gable loft conversion with front and rear dormer extensions
Location: 34 and 36 Parkway, Prestwich, Manchester, M25 0JB

Description

Semi-detached properties with outrigger at rear. No 32 has a garage up to the shared boundary and a rear extension. The garden at the rear is bounded by planting and slopes away from the property to essentially create a basement level.

Planning permission is sought for hip to gable extension to raise both roof ridge heights of No. 34 and No. 36 Parkway together with the loft conversion and front and rear dormer extensions for No. 34 Parkway. The proposal would accommodate four additional bedrooms on the loft. The roof's ridge would be increased by approximately 0.5 metres and the dormers to the front would have a pitched roof while the dormers to the rear would have flat roofs. The proposal would utilise the use of matching materials.

Relevant Planning History

46570 - TWO STOREY EXTENSION AT SIDE/REAR; SINGLE STOREY EXTENSION AT REAR AND EXTERNAL STAIRCASE AND BALCONY; FRONT PORCH - Split Decision 08/08/2006

Publicity

Neighbour letters sent on 28/10/2022. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Unitary Development Plan and Policies

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
H2/3	Extensions and Alterations
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework

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) and 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 Policy 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

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

Situated in the rear, the rear dormer extensions would not be visible from the street scene. This extension would have a rectangular, simple, and unobtrusive design, which would not detract from the character of the dwelling. The proposed dormers at the rear would have flat roofs. The proposed hip to gable extension would have a modest increase of 0.5 metres to the roof's ridge height. Therefore, this part of the proposal would not cause any detrimental adverse impact on the street scene or the character of the property.

The immediate street scene is depicted by a mix of semi-detached properties the majority of which have no front dormers, however there are some gable roof details visible. Any dormers visible on properties are limited to rear dormers. SPD 6 states that the Council will

seek to ensure that proposals for dormers preserve the character of the street scene especially where dormers are absent. SPD 6 also states that flat dormer roofs should be avoided, unless considered more appropriate to the building or the street scene. Whilst not a prevalent design in this street the proposed dormer extensions would be simple, modest, and unobtrusive design. Furthermore, the dormers would have pitched roofs and would be constructed using matching materials.

In this instance the proposal would not dominate the design and character of the original property or the street scene. The proposal would be considered appropriate and would comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

UDP policy H2/3 and SPD6 seeks to reduce the impact of proposals on the residential amenity of neighbouring properties.

- In terms of overlooking and privacy to the rear; there would be sufficient distance of 15 metres to the shared rear boundary.
- The proposed dormer extension would be built entirely within the existing building footprint.
- There would be no new side windows proposed and the proposed dormers to the front would be over 20 metres from the properties to the front.
- The existing outdoor private amenity space would be unaffected.

Overall, there would not be any seriously detrimental effect on the residential amenity of the adjacent neighbouring properties. The proposal therefore conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Parking

The dormer extension will result in additional bedrooms on the loft, however there will be no changes to site access, or parking. The driveway at its current condition meets 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 001, 002A, 002B, 002C, 003A, 003B, 003C, 004 and the development shall not be carried out except in accordance with

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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.

- 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	22/12/2022		