

DELEGATED REPORT

Report by Mo Warsame	Date of report: 30/07/2025	Ref: 72014/FUL
Registration: 06/06/2025	LDfC: 08/07/2025	Expiry Date: 01/08/2025
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 rear extension; Single storey side extension

Location: 28 Sunningdale Drive, Prestwich, Manchester, M25 1JX

Description

The application relates to a two storey semi-detached house which has a yard to the front of the property and a large slopping garden to the rear. The adjoining property is No. 30 Sunningdale Drive.

Planning permission is sought for a two-storey rear extension. The two-storey extension would project 2.85 metres to the rear with an oriel window extending a further 0.3m. due to the site's sloppy orientation, the extension would be constructed from the basement level.

The proposal would facilitate an open plan kitchen/dining room extension on the basement level and a mezzanine platform on the ground floor level. The proposed development would have a flat roof and would utilise the use of some matching materials.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 17/06/2025. 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.

Situated to the rear, the two storey rear extension would not be visible from the street scene. The extension would project 2.85m to the rear with an oriel window extending a further 0.3m to the rear. Given, the site's slopping orientation, the proposed ground floor element would be drastically lower than the existing ground floor level and as a result the first floor segment would not extend beyond the existing first floor. Therefore, the extension would appear as a single storey extension instead of a traditional two storey extension.

Even though it would not be ideal, the two-storey extension would have a flat roof. However, it would be situated to the rear and would have simple and unobtrusive design, which would not detract from the character of the dwelling. Furthermore, the extension would be constructed with materials that would be in-keeping with the existing dwelling.

As such, the proposed development would not be a prominent feature in the street scene

and would comply with Policies H2/3 of the Bury Unitary Development Plan and SPD6. It is therefore considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

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

- There would be no proposed side windows facing the adjacent neighbouring properties on either side.
- SPD6 states for two-storey developments, where the extension would be on or adjacent to the boundary of another dwelling it should not project in excess of 1 metre from the rear wall of the neighbouring property. Beyond the 1 metre point the extension should not encroach beyond 45° angle taken from the boundary at the 1 metre point. The proposed extension would project 2.85 metres along the shared boundary without any setbacks. However, there would be no detrimental impact or significant encroachment on any of the neighbouring properties when the 45° rule is applied.
- As there would be no increase to the number of bedrooms at the property the existing parking arrangements would be considered acceptable.

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.

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 the drawings received on 06/06/2025 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	30/07/2025	DM -	30/07/2025