

DELEGATED REPORT

Report by Claire Booth	Date of report: 21/10/2024	Ref: 71073/FUL
Registration: 30/08/2024	LDFC: 27/09/2024	Expiry Date: 25/10/2024
Site Visit: 05/09/2024	Site Notice: 05/09/2024	Press Date: N/A
10:30:00		
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey front extension

Location: 1 Castle Hill Road, Prestwich, Manchester, M25 0FR

Description

The application relates to a large detached property located on the corner of Bury New Road and Castle Hill Road in Prestwich, with gardens to the front and rear of the property. The property consists of bricks to the lower half of the house, with render above, with timber running through it, to break the mass of the elevations up.

The property has been given two frontages; one facing Bury Old Road and the other facing Castle Hill Road.

Planning permission is sought for a two storey entrance addition on the elevation facing Castle Hill Road. It would project from the elevation by approximately 1.2m and have a width of approximately 3.6m. The extension would have the same eaves height of the property and a ridge height of approximately 7.3m, approximately 2m below the main ridge height of the host dwelling. The extension seeks to be fully rendered.

Relevant Planning History

69456 - First floor side extension; Front porch - Approved with Conditions, 19/05/2023

67582 - Two storey side extensions; Loft conversion with 2 front dormers; Atrium at the front - Refused, 03/12/2021

Publicity

The proposed development has been advertised by both Site Notice erected on the 05 September 2024 and adjoining neighbours and neighbours in close proximity have been notified by letter.

No representations have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not applicable.

Development Plan and Policies

H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
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), 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 main considerations of this application are the impact of the proposal on visual and residential amenity.

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.

The proposed two storey extension would appear as a subordinate addition, due to its limited projection, proportionate width and its ridge being set down from the main roof ridge of the house. Visually, the proposed extension is to be rendered, however due to the extension being set against the part brick and part render/ timber detailing elevation of the house, the extension would sit comfortably in its context. As such there would be no significant detrimental effect on the character of the host dwelling of the existing streetscene in which the property is sited.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity.

Residential Amenity

The proposed extension would be largely glazed in its elevation overlooking Caste Hill Road and the gable of no. 46 Bury Old Road. This property is at least 24 metres away from the side elevation of this neighbouring property. The first floor glazed element of the proposed two storey extension therefore will cause no loss of amenity to the amenity of these neighbouring occupiers. No other neighbours would be affected by the proposed development.

Taking the above in to account the proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking provision

The proposal is on land not used for car parking and would not increase the number of bedrooms at the property. Therefore the proposal does not require any additional parking provision to be provided.

Conclusion

The proposal is considered to be a subordinate addition to the host property and would not cause demonstrable harm to visual amenity, the amenity of the neighbour set opposite the proposed extension or highway safety. It is thus recommended that the application be approved.

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 permission relates to the following plans:

Drawing no. 24055 - LP: Location Plan;
Drawing no. 24055 - BP: Block Plan;
Drawing no. 24055 - 02 - A: Proposed Plans; and,
Drawing no. 24055 - 01: Proposed Elevations

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building, as shown on the approved drawing, no. 24055 - 01.

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>
CB	21/10/2024	DM	22/10/2024