

DELEGATED REPORT

Report by Mo Warsame	Date of report: 11/07/2024	Ref: 70769/FUL
Registration: 17/05/2024	LDfC: 19/06/2024	Expiry Date: 12/07/2024
Site Visit: 28/06/2024	Site Notice: N/A	Press Date: N/A
10:00:00		
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single/two storey rear extension

Location: 8 Sycamore Drive, Radcliffe, Manchester, M26 4SA

Description

Situated on a corner plot, the property is a two storey detached house with gardens to the front and rear. There is an existing conservatory to the rear of the property along with an integral garage to the front. The dwelling is set back from the front elevation. No.10 is the adjacent property to the side (east) and No.6 is located to the rear of the site.

Planning permission is sought for part single, part two storey rear extension. The part single element would project approximately 3 metres to the rear and run the entire width of the existing dwelling. The part two-storey element would also extend 3 metres to the rear but only run for 3.89 metres to the side.

The proposal would facilitate a bedroom extension along with an en suite bathroom on the first floor and open plan kitchen/diner/living on the ground floor level. The development would utilise the use of some matching materials and would have a pitched roof over the two-storey element and a mono-pitch roof with roof light over the part single extension.

Relevant Planning History

None.

Publicity

Neighbour letters sent. 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 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

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 proposed development would not be visible from the street scene at the front of the house. However it would be visible from the side due to the property's corner orientation. The part single, part two-storey extension would be a modest structure that would replace the existing conservatory to rear. The both ground floor and first floor segments would protect a modest 3m to the rear. Furthermore, The development would have a pitched roof replicating the shape and character of the host property. Additionally, the development would be constructed with materials that would be in keeping with the existing dwelling.

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 ground floor segment of the proposed development would extend no more than 3 metres to the rear and such, it would be considered acceptable. Therefore, the part in question is the two-storey element. Situated on a corner plot, the properties to the front (north) and side (west) would be over 20 metres away and separated by a public highway. The proposed extension would also have a sufficient setback from the adjacent property (No.10) and the extension would have no proposed side windows.

Additionally, the property to the rear (No.6) which would be approximately 10m away. This is not ideal as it would be below the guidance set by SPD6. However, considering that proposed development would be facing towards the side of this property (No.6) and the fact that SPD6 states less weight will be afforded to habitable room windows located on side elevations, the proposed development would be considered acceptable.

Overall, there would be no serious impact on amenities 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 proposal would not affect the existing parking arrangements above and beyond the existing situation.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 dwg no.ZT24-196-00, dwg no.ZT24-196-01, dwg no.ZT24-196-02, dwg no.ZT24-196-03, dwg no.ZT24-196-04 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 listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	11/07/2024	DM -	15/07/2024