

DELEGATED REPORT

Report by Jane Langan	Date of report: 26/01/2023	Ref: 69117/FUL
Registration: 13/12/2022	LDfC: 12/01/2023	Expiry Date: 07/02/2023
Site Visit: 09/01/2023	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 side extension; Two storey front extension; Single storey rear extension; Alterations to existing window and elevation arrangements

Location: 6 Higher Croft, Whitefield, Manchester, M45 7LY

Description

The property is a two storey detached house located in a cul de sac on a large residential estate. It has a garden and drive to the front and an attached double garage. There is garden to the north side, which is adjacent a path that cuts through to Lowercroft. The site rear garden is large and borders the rear gardens to 7-17 Lower Croft. The neighbouring property to the south side is 8 Higher Croft a detached house.

The application includes extending two storey at the front to form an entrance with landing above. It would come out 1.7m for 5m across. The attached double garage would be removed and replaced with a two storey extension 6.6m wide and 10.6m in length. To the rear a single storey extension would come out 5.1m deep extending across for 6m where it would then be angled across tapering down to be 1.1m deep, the total width 13.5m. It would have a flat roof which would extend deeper at 5.7m and for 14.3m across. The extensions would form two lounges, an extended kitchen and master bedroom. The internal layout of existing rooms would be altered. The house as existing has angled walls to the corners which would be squared off. There would be change to window openings to all elevations and some existing bays removed.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Unitary 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) 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 and design - 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 two storey side extension would form a front gable design. This would be replicated to the two storey front and also the existing front gable to the opposite side. The design would see the first floor front gables framed in zinc cladding with those to each side also having composite cladding and the central gable fully glazed. The frontage to the ground beneath the gables would be in brick with the remaining walls all finished in white render. The roof would be in grey concrete tiles. To the rear the first floor would have a gable with zinc and composite cladding similar to that to the front. The single storey would be flat roofed and zinc clad and the rear elevation fully glazed. The existing north side elevation would see the first floor bay retained and the ground floor windows enlarged.

The proposal would see a significant change in the appearance of the property. There would be three front gables at first floor, the one to the south side of the frontage would be slightly larger. The gables at each end would have the same materials with the central one fully glazed. Overall the frontage would appear well balanced and the scheme would provide a modern and updated property. The site is on an estate where many properties have been extended and in various designs. As such the proposal would not appear out of character in the street scene. It is considered acceptable and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 4 to 5 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing can accommodate this level of parking.

Residential amenity - The proposed two storey would be to the side to 8 Higher Croft. This property is positioned at an angle to the site and its principle elevation does not directly face. The side elevation of the proposed two storey extension would have two secondary windows to the master bedroom. As they would be close to the side garden boundary of No.8 a condition is added for them to be obscure glazed.

There would be a distance in excess of 7m, at approximately 20m, from the proposed first floor window of the extension to the rear boundary. The alteration to the windows and internal layout would see the existing first floor rear elevation have a bedroom window increased in size and a bathroom converted to a bedroom. Both these windows would have a distance in excess of 7m to the rear boundary. The separation distances would comply with SPD6 Aspect Standards.

The single storey extension is flat roofed and, whilst there is no indication of a balcony, for the avoidance of doubt an informative is added.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - 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 drawings numbered PL01, PL02 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.

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- 3 Before the first occupation of the extension hereby permitted the windows to the first floor south side elevation (Master Suite 5) shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.

Reason. To protect the privacy of adjoining occupiers and to accord with 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>
JL	26/01/23		