

DELEGATED REPORT

Report by Mo Warsame	Date of report: 20/03/2025	Ref: 71576/FUL
Registration: 29/01/2025	LDFC: 28/02/2025	Expiry Date: 26/03/2025
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: Single storey front porch extension; Rendering of gable wall & front porch

Location: 132 Lowther Road, Prestwich, Manchester, M25 9QP

Description

The property is a two-storey semi-detached dwelling within in a street of predominantly semi-detached housing. There are gardens to the front and rear, drive to the side that leads to a detached garage. The adjacent neighbouring properties are No.130 Lowther Road (attached) and No.134 Lowther Road on the opposite side. There are no properties directly to the rear where the land drops down steeply.

Planning permission is sought for the erection of a single storey porch extension to the front along with the Rendering of gable wall and the proposed front porch. The porch extension would project 2025 mm to the front and run 2097mm to the side to accommodate a new entrance and a bathroom. The development would have a mono-pitched roof and would be finished in render.

Note this is a re-submission of application 70806 with the only difference being the reduction of the front projection from 2200 mm to 2025mm.

Relevant Planning History

70806 - Single storey front porch extension; Rendering of gable wall & front porch - Refused 25/07/2024.

Publicity

Neighbour letters sent on 07/02/2025. 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
EN1/1	Visual Amenity

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

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 front, the proposed single storey porch extension would be visible and would be slightly larger than the other existing porches within this street. However, given the reduced front projection to 2025 mm from 2200 mm under previous application 70806, the development would not have obtrusive design that would appear over dominant. This would not have detrimental impact on the character of the dwelling and the street scene and as such, would not warrant refusal. Additionally, the use of render would be acceptable.

Even though the amendment would be minimal, on balance the proposed porch on this application would be acceptable. Therefore, there would be no serious detrimental effect on visual amenity in this area. 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.

Residential Amenity

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

The proposed development would not have any detrimental impacts on the neighbouring properties. The front elevation would remain over 20m from other dwellings to the front of site and the development would not interfere with the current parking arrangement. Furthermore, there would not be any proposed side windows facing the adjacent neighbours and there would be no increase to the number of bedrooms at the property the existing parking arrangements would be considered acceptable.

As such, 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.

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 DWG No. 001 Rev:B 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	20/03/2025	HL -	20/03/2025