

DELEGATED REPORT

Report by Amanda

Date of report: 03/03/2025

Ref:71526/FUL

Uhunmwagho

Registration: 06/02/2025

LDFC: 28/02/2025

Expiry Date: 03/04/2025

Site Visit: 26/02/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey extension at front/side, two storey extension at side/rear and single storey rear extension; Loft conversion with rear dormer

Location: 22 Hereford Drive, Prestwich, Manchester, M25 0AG

Description

The application relates to a two storey, bay fronted semi-detached house on Hereford Drive. The house is raised in comparison to the highway in front, as is the garden. Along the front boundary is a red brick wall and there is a driveway to the front/side of the house. There was a garage attached at the side of the dwelling but this has been removed. At the rear there is a large garden with fences to all boundaries. A single storey extension and bay window have already been removed from the rear of the house.

The proposal is to build a single storey front/side extension, two storey side/rear extension and a single storey rear extension. There would also be a loft conversion with a rear dormer. At the side the extension would measure 2753mm wide x 12,625mm long. The roof would be pitched. The first floor would be set back 1500mm from the existing front elevation.

At the rear the extension would project 3810mm x 9663mm wide. The first floor rear extension would measure 5888mm wide and the roof would be hipped. The single storey rear extension would have a Succah rooflight.

The loft conversion/extension would provide two bedrooms and a shower room. There would be a flat roof dormer to the rear of the dwelling, which would measure around 9559mm wide and there would be four rooflights to the front.

Relevant Planning History

N/A

Publicity

7 neighbours notified on 06/02/2025 - One comment received and no objections.

The neighbour advised they live nearby and have difficulty reversing out from their drive due to many parked cars blocking their view. They advise that Hereford Drive is very narrow and the thought of more cars fighting for space is worrying. They hope the proposal will include off street parking.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
PFE	Places for Everyone

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.

At the front the bay windows with peak roof above would be retained and all finished materials would be considered to be in keeping with the existing building. The existing property has a hipped roof and the proposed pitched roof with rooflights to the front would modernise the appearance of the property. There are a few other properties along Hereford Drive which have added a pitched roof, including no.20 next door.

The design of the proposal is considered acceptable in this location and it would not have any significant detrimental impact on the character of the existing streetscene.

The proposed dormer to the rear would be finished with materials and a design that would be considered acceptable in this location and it would be similar to other dormers in the local area.

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, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- Properties to the front and rear of site would be an acceptable distance from the extended property not to have any significant detrimental effect on residential amenity at those properties.
- The agent has confirmed that all of the development, including foundations would be wholly within the site and would not encroach on to neighbouring land adjacent to the site.
- There would be around 5500mm of drive length to the front of the extension. This would be acceptable in terms of SPD 6.
- There would be no windows to the side elevations adjacent to numbers 20 and 24 Hereford Drive.
- At the front the single storey extension would project less than 1000mm forward of no.20 next door and it would be adjacent to the driveway at that property. This would be acceptable in terms of SPD 6.
- The two storey extension would project around 5945mm past the nearest rear elevation of no.20 next door. No.20 has a two storey side extension adjacent to the shared boundary. There is a garage at ground floor level and a bedroom above. The proposed extension may have some detrimental impact on the rear bedroom window at no.20, close to the shared boundary. However, the bedroom also has a window to the front elevation. As such it is considered that even though there would be some detrimental impact on the rear window, the room would still receive most of its light from the front window which is on the east side of the building. It is also noted there have been no objections to the proposal.
- There is a kitchen window to the side of no.20 which would face on to the extension. As a kitchen is not considered to be a habitable room the position of the two storey extension would be considered acceptable in this location.
- The distance from the rear of the two storey extension and dormer to the rear boundary would be acceptable in terms of SPD 6.
- There would be no direct views over the gardens at numbers 20 and 24 Hereford Drive from the proposed dormer.
- There is a conservatory to the rear of no.24 positioned directly adjacent to the shared boundary. The proposed drawing shows that the single storey Succah extension would not project past this structure. As such it would be considered acceptable in terms of SPD 6.

- The two storey rear extension would be built away from the shared boundary with no.24 meaning that it would not have any significant detrimental impact on residential amenity at that property.
- The rooflights to the front of the house would be installed at such a height that users of the roof could not stand and view out of them.

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 -

The proposal would increase the number of bedrooms from 3 to 6 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 has a drive at the front for the parking for two vehicles. There are currently 2 parking spaces within the site and following construction of the extension there would also be two parking spaces. One in the garage and one to the driveway in front. The area has on street parking and there is public transport available nearby. As such, the proposed parking arrangements would be considered acceptable in this instance.

Response to neighbour comment -

The comment received was from a neighbour who is concerned about on street parking along Hereford Drive and they hope that the development would include off street parking. There are no parking restrictions to the highway in front of the site and the proposed site plan states that there would be two parking spaces within the site (one on the driveway and one in the proposed garage). This has been addressed in the Parking section of the report above.

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 001.2, 002.2, 003.2, 303.1 and 304 received on 27/02/2025 as modified by the email from Debtal Architecture Ltd dated 27/02/2025. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the 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, and Places for Everyone Joint Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.

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>
AU - 03/03/2025		DM - 21/03/2025	