

DELEGATED REPORT

Report by Amanda

Date of report: 17/03/2025

Ref:71560/FUL

Uhunmwagho

Registration: 12/02/2025

LDfC: 06/03/2025

Expiry Date: 09/04/2025

Site Visit: 06/03/2025

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: Raising of roof ridge height with hip to gable roof extension and loft conversion (11-13 Sedgley Avenue); Dormers at front/rear, front loft window and new front porch (13 Sedgley Avenue).

Location: 11-13 Sedgley Avenue, Prestwich, Manchester, M25 0LS

Description

The application relates to a pair of hipped roof semi-detached properties on Sedgley Avenue. Both properties have very small front gardens and there is no on site parking at either site. The rear gardens to properties are quite small, as are rear gardens to properties on Harrogate Avenue to the rear.

The proposal is to convert both roofs to pitched and raise the height by around 600mm. At no.11 Sedgley Avenue the only change would be to the roof and there would be new loft space created. There would be no dormers added to this property.

At no.13 the loft conversion would provide three further bedrooms and a bathroom. To the front of the property there would be a bedroom with a rooflight and a bathroom with a pitched roof dormer. At the rear there would be a flat roof dormer which would accommodate two bedrooms.

Relevant Planning History

N/A

Publicity

9 neighbours notified on 12/02/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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 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.

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.

All of the properties along Sedgley Avenue have pitched roofs, apart from numbers 11 and 13. As such the proposal to convert the properties from hipped roofs to pitched would be considered to be in keeping with the existing street scene.

There are many front and rear dormers to properties within the local vicinity. The rear dormer would only be visible from the rear gardens of neighbouring properties and the dormer to the front would be relatively small and would have a pitched roof. It would be built with materials that would be considered to be in keeping with the existing dwelling and it would not occupy a disproportionate part of the roof. The design of the proposal is considered acceptable in this location.

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 -

- No.11 Sedgley Avenue is currently around 1350mm lower than the ridge of no.9 to the north. Once the ridge is increased it would be around 727mm lower than this property. There would be no new windows to the side elevation adjacent to no.9, and apart from the hip to gable roof and increase in ridge height there would be no other changes to no.11. As such it is considered that there would not be any significant detrimental effect on residential amenity at this property.
- The ridge of no.13 Sedgley Avenue is currently around 300mm lower than no.15 next door and following the roof conversion it would be just over 300mm higher than no.15. In this respect the change of roof style and increase would not have any significant detrimental impact on residential amenity at no.15 next door.
- A small pitched roof dormer would be erected to the front of no.13. This would be a bathroom and the window would be obscurely glazed. The separation distance from this window to properties on the opposite side of Sedgley Avenue would be considered acceptable in terms of SPD 6.
- There would be just over 7000mm from the dormer to the rear boundary at no.13. Normally a distance of 10,000mm would be expected where second floor habitable room windows would face a boundary. However, it is taken into consideration that the applicant could erect a similar dormer on the rear of the roof as Permitted Development, with a bedroom window in a similar position. There have been no objections to the proposal and this type of development is common in this particular area. As such, in this instance the rear dormer would be considered to be acceptable on this occasion.
- There would be no new windows to the side elevation adjacent to no.15 Sedgley Avenue.
- There would be no changes to the existing ground and first floor levels at both properties.
- The rooflight to the front would not cause any significant detrimental harm in terms of residential amenity.

Taking the above into 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 -

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 does not have any on site parking. All properties along Sedgley Avenue have very small front gardens and all parking is to the highway only. There would be no increase of bedrooms at no.11 Sedgley Avenue and at no.13 the bedrooms would be increased from 3 to 6. There are many properties throughout this particular area which have 6 bedrooms and the majority of parking in the area is on the highway. There is public transport and amenities in the vicinity. As such it is considered that the proposal would not

have any significant detrimental impact on parking in this area.

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 A1.1 Revision PL1 and A1.2 Revision PL1 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 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 - 17/03/2025		DM - 21/03/2025	