

DELEGATED REPORT

Report by Tom Beirne	Date of report: 12/03/2025	Ref: 71589/FUL
Registration: 03/02/2025	LDFC: 06/03/2025	Expiry Date: 31/03/2025
Site Visit: 11/03/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two/single storey extension at rear; Render to existing external elevations

Location: 7 Clyde Road, Radcliffe, Manchester, M26 4PZ

Description

The application relates to a two storey semi-detached house on a road of similar styled properties. Driveway to the front. The attached neighbour at No.5 Clyde Road has a large single storey extension to the rear, adjacent to the shared side boundary. The unattached neighbour at No.9 Clyde Road is not extended and has a kitchen window on the rear elevation and two small garden sheds adjacent to the shared side boundary.

The proposal involves a single storey flat roof extension at the rear projecting out 6m from the rear elevation. The extension would accommodate a kitchen and dining area. A first floor element would extend above part of the extension on the north side, closest to No.9. It would project out 4m, have a hipped roof and accommodate a bedroom.

The extension, along with the rest of the house would be rendered with slate tiles to match the roof.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 12/02/2025. 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

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.

Visual amenity - In design terms, the extension with a hipped roof and to the rear of the property, is not prominent within the streetscape and would not be out of keeping with the existing house. The new rendered finish, although contrasting with neighbours on either side, would not be so incongruous as to warrant refusal. It is noted that there are a number of rendered/pebble-dashed finishes to properties in the surrounding area. The proposal is acceptable in terms of visual amenity and complies with UDP Policy H2/3 and guidance in SPD6 Extensions and Alterations.

Residential amenity - Given the large single storey extension at the rear of the attached neighbour and the two storey element set away from the shared side boundary, there would be no significant impact on this attached neighbour.

The unattached neighbour on at No.9 Clyde Road is set away from the shared boundary enough to satisfy the '45 degree rule' and mitigate the impact on the extensions. Although the extension is to the south of this neighbour, there would only be limited overshadowing of what is a large garden area. The proposed extensions are acceptable in terms of residential amenity and comply with UDP Policy H2/3 and guidance in SPD6 Extensions

and Alterations.

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 A01/001, A100/001 and A101/001 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>
Tom Beirne	12/03/2025	HL -	13/03/2025