

DELEGATED REPORT**Report by** Amanda**Date of report:** 10/03/2023**Ref:**69294/FUL

Uhunmwagho

Registration: 30/01/2023**LDfC:** 23/02/2023**Expiry Date:** 27/03/2023**Site Visit:** 21/02/2023**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:** N/A**Adv Type:** NONE**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS**Proposal:** Single storey rear extension**Location:** 2 Norwood, Prestwich, Manchester, M25 9WA**Description**

The application relates to a previously developed two storey property. There are gardens to the front and rear of the dwelling with on site parking to the front for at least two vehicles. At the rear there is a wide shallow garden that backs on to Hilton Park Golf Course. There are fences to both side boundaries and currently the rear boundary fence with the golf course has been removed.

The proposal is to build a single storey rear extension projecting 4m from the existing rear elevation and measuring 5m wide. Along the north side elevation it would measure 4.37m and it would project 1.16m from the side elevation of the existing dwelling. The roof would be flat with a Succah roof lantern. The plans also show that the existing decking would be replaced with a patio and a lawn would be laid adjacent to the southern boundary.

Relevant Planning History

49502 - Additional storey to be added to existing bungalow - Approve with Conditions
21/04/2008

Publicity

Neighbours notified on 01/02/2023 - No comments or objections received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations

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.

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.

The extension would be built on the rear elevation and as such would not be visible in the public realm to the front. It would be built with materials that would be considered to be in keeping with the existing building and the design of the extension would be 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.

Residential Amenity -

- As the extension would be built to the rear of the existing dwelling there would be no

- impact on residential amenity to properties opposite the front of site.
- There is open land only to the rear.
- The single storey extension would be around 10m from the shared boundary with no.1 Norwood to the south. This distance would be more than sufficient in terms of SPD 6 and there would be no significantly detrimental effect on residential amenity at no.1 next door.
- As the extension would be single storey only and there would be no windows in the side elevation adjacent to the boundary with no.3 Norwood there would not be any significantly detrimental impact on privacy at the rear of no.3 next door.
- The extension would project 4m past the rear elevation of no.3 next door. This projection would be acceptable in terms of SPD 6.
- The plans show that the whole of the development would remain within the curtilage and there would be no concerns regards encroachment on to land belonging to no.3 Norwood, or to Hilton Park golf course at the rear.
- The existing decking would be replaced with a patio at the rear and an area of lawn would be laid along side the southern boundary. This would not have any significant detrimental impact on residential amenity at either of the adjacent properties.

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 not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the front of site.

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 330/001, 330/002, 330/003, 330/005 and 330/006 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.
- 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

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Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 10/03/2023		DM 15/03/23	