

DELEGATED REPORT

Report by Helen

Date of report: 11/12/2020

Ref:66001/FUL

Goldsbrough

Registration: 19/10/2020

LDfC: 11/11/2020

Expiry Date: 14/12/2020

Site Visit: 05/11/2020

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey front extension

Location: 14 The Meadows, Prestwich, Manchester, M25 1DT

Description

The application relates to an end terraced property at The Meadows. The premises has gardens to the front, side and rear. The premises does not appear to have been previously extended.

Planning permission is sought for the construction of a single storey front extension that project approximately 1500mm to the front and 1300mm to the side wrapping around and infilling in existing gap.

Relevant Planning History

00477/E - New dwelling - Enquiry completed 11/03/2009

51207 - 2 Storey dwelling - Refused 16/06/2009

65118 - Proposal A: Gym building to rear garden.

Proposal B: Single storey front extension with veranda - Split Decision 28/08/2020

Publicity

Neighbour letters sent 21/10/2020.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Unitary 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) 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 victimization;

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

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 dwelling is located at the end of a row of 4 terraced properties, however the front elevation is visible from the turning head at the end of the street. Generally there will be a presumption against large extensions at the front of properties due to the need to protect the character of the street scene. The proposal would lead to a wrap around front extension, with hipped roof.

The proposed extension would not project excessively from the front elevation of the dwelling and would not interfere with the architectural features, or parking arrangements. The roof of the proposed extension would replicate the shape and style of the existing and neighbouring properties and the use of matching materials is appropriate. The proposed windows are considered to be appropriately aligned.

It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

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

- Proposed porch would project approximately 3400mm beyond the front elevation of the neighbouring property (No. 12a) and would impact on a 45 degree line as taken from the midpoint of the nearest ground floor window. This window however faces southwards and as such would retain sunlight and remain unaffected by the location of the proposed extension for much of the day. As such the proposal complies with SPD 6.
- Side window facing towards boundary with No. 12 would relate to a non-habitable room and as such aspect standards not applied. In addition an obscure glazing condition will be placed on any consent.
- Proposed front window and door would relate to a non-habitable room and as such aspect standards not applied.
- Proposed extension would not project along the front elevation of No. 15.
- No windows facing towards No. 15.

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 Site Location Plan, Block Plan, 1, and 3 received on the 25th September 2020 and 21st October 2020 and drawing numbered 2A received 11th December 2020 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 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.
- 4 Before the first occupation of the extension hereby permitted the side window facing towards the boundary with 12a The Meadows shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Helen Goldsbrough	11/12/2020	Dave Marno	11/12/2020