

DELEGATED REPORT

Report by Amanda

Date of report: 09/03/2023

Ref:69268/FUL

Uhunmwagho

Registration: 31/01/2023

LDfC: 22/02/2023

Expiry Date: 28/03/2023

Site Visit: 16/02/2023

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: Dormer extensions at front and rear and Front porch

Location: 17 Strangford Street, Radcliffe, Manchester, M26 3TN

Description

The application relates to a semi-detached bungalow. It has a fully paved area to the front of the dwelling with a low brick wall along the front and side boundaries. There is a path to the side of the walled area for access to the property. In front of the property is a large green area and footway to the property. There is no vehicular access to the site. At the rear there is a large garden with fences to both side boundaries. At the rear of the site are open fields. The site is not within the Green Belt.

The proposal is to add flat roof dormers to the front and rear of the dwelling as well as a front porch. The porch would measure 3m x 1.5m and it would have a pitched roof. It would have a brick finish.

The dormers would both have a flat roof, they would be set down from the ridge of the dwelling and set in from the front and rear walls. They would be cladded with tiles and the roofs would be felt.

Relevant Planning History

N/A

Publicity

Neighbours notified on 31/01/2023 - 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 proposed dormers would be built using materials that would be considered in keeping with the existing building and given that there are many other examples of flat roof dormers to the front and rear of dwellings along Strangford street there would be no significant detrimental impact on the character of the existing streetscene.

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 -

- Properties to the front of the site would be more than a sufficient distance from the extended property and as such would not be seriously detrimentally affected in terms of residential amenity.
- There are no properties to the rear of the site.
- The porch to the front of the property would be positioned centrally to the site and as such would not have any significant detrimental impact on residential amenity at the neighbouring properties.
- The front and rear dormers would be set in from the party wall with the attached neighbour. As such there would be no concerns regards encroachment of this property.
- Windows in the dormers would have views directly to the front and rear of the site. As such there would be no significant detrimental impact on residential amenity at either of the adjacent properties.
- The rear dormer could be erected under permitted development rules.

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 -

There is no existing on site parking and 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 highway along Strangford Street.

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 2022_10_EX100, 2022_10_EL100, 2022_12_EL101, 2022_12_EL102, 2022_12_SP100 and 2022_10_G100 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 proposed front porch hereby approved shall match those of the existing building and the front and rear dormers shall be constructed using tile cladding and felt roof as stated in the application form and on the approved plans.
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

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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 -	09/03/2023	DM	15/03/23