

DELEGATED REPORT**Report by** Amanda**Date of report:** 29/04/2025**Ref:**71604/FUL

Uhunmwagho

Registration: 21/02/2025**LDfC:** 17/03/2025**Expiry Date:** 18/04/2025**Site Visit:** 10/03/2025**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 loft conversion; Single storey extensions at side and rear and new front porch; External alterations/render/cladding to external elevations; Alterations to existing driveway/new vehicular access

Location: 4 Parkstone Avenue, Whitefield, Manchester, M45 7QH

Description

The application relates to a detached bungalow with a pitched roof and a flat roof side extension. At the front of the site there is a small open front garden and driveway for two vehicles. At the rear there is a private garden with fences to two boundaries. Only part of the boundary with no.6 Parkstone Avenue has a short fence along it. The boundary to the rear is open with this property.

The proposal is to raise the ridge height of the property in order to convert the loft. There would be single storey extensions to the side and rear, and a porch to the front. External alterations include render/cladding to all elevations and alterations to the existing driveway, including a new vehicular access.

The ridge height would be increased by around 500mm to create space for a second bedroom, en-suite, study and store room within the roof space. There would be two bedroom windows to the front elevation and eight rooflights to the sides and rear of the roof. The single storey side extension would measure 6390mm x 2717.5mm and would have a pitched roof. At the rear the extension would measure 7622.5mm x 4575mm and it would also have a flat roof. The rear elevation of this extension would be predominantly glazed and cladded with black eco-scape cladding.

At the front the porch would measure 900mm x 2935mm. The roof would be pitched and the walls finished with black eco-scape cladding. The elevations would be finished with a mixture of black eco-scape cladding and off-white coloured render. Other changes to the front of the site include creating a new, wider vehicular access to the south side of the site with a new dropped kerb. There would be a wall along the front boundary which would block the existing access and a small lawn area would be added. The existing dropped kerb would be reinstated.

Relevant Planning History

N/A

Publicity

6 neighbours notified on 24/02/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

Traffic Section -

Pre-start Conditions - Not relevant.

Development Plan and Policies

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

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.

Parkstone Avenue consists of mainly detached properties which are both bungalows and two storey dwellings. Many of them have been extended and modernised, there are many different types of finished materials to properties along the road and many of the front gardens/driveways are different to one another. As such it is considered that the design of the proposal and finished materials would not have any significant detrimental impact on the character of the existing streetscene and it 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, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- The separation distances to properties to the front and rear of the site would be acceptable in terms of SPD 6.
- There would be an en-suite ground floor window to the south side elevation. A condition would be added to the decision stating that this window should remain obscurely glazed in perpetuity.
- There would be no ground floor windows to the north side elevation.
- Rooflights would be installed at such a height that users of the upper floor rooms would not have direct views over surrounding neighbouring properties and gardens.
- There would be ample amenity space remaining to the rear of the dwelling.
- The new driveway to the front of the house would be constructed using permeable materials and the drive length would be around 6200mm from the front of the dwelling to the back of the pavement. This would be acceptable in terms of SPD 6.
- The existing vehicular access to the north of the site is to be blocked off with a new wall and the existing dropped kerb would be reinstated.

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, in fact it would reduce the number of bedrooms from 3 to 2 and a study, therefore SPD 11 Parking Standards need not be considered. There would be parking available to the front of the site for at least two vehicles and there are no parking restrictions to the highway in front.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were

incorporated into the scheme and/or have been secured by planning condition. 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 TDS-25-196-00, TDS-25-196-01, TDS-25-196-02, TDS-25-196-03, TDS-25-196-04 and TDS-25-196-05 received on 11/02/2025 and drawing numbered TDS-15-196-09 received on 28/03/2025 as modified by the email from Thorp Design Services Ltd dated 28/03/2025. The development shall not be carried out except in accordance with the details 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 be black eco-scape cladding and off-white render to all elevations.
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 The amended access and parking arrangements indicated on the approved plans, incorporating the reinstatement of the existing footway crossing to adjacent footway levels and provision of edgings with a 50mm upstand at the back of the footway, provision of a new footway crossing and demarcation of the limits of the adopted highway in flush edgings, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial/accommodation works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented before the extensions and new parking facilities hereby approved are brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to 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.
- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

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- 6 Before the first occupation of the extension hereby permitted the en-suite window on the south side elevation 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 29/04/2025			