

DELEGATED REPORT**Report by** Amanda**Date of report:** 29/03/2023**Ref:**69192/FUL

Uhunmwagho

Registration: 16/02/2023**LDfC:** 13/03/2023**Expiry Date:** 13/04/2023**Site Visit:** 01/03/2023**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: Two/single storey extension at side/rear with hip to gable roof extension/loft conversion, rear dormer, first floor rear extensions and pitched roof to existing rear extension

Location: 60 Meade Hill Road, Prestwich, Manchester, M25 0DJ

Description

Planning was previously granted at this property in 2020 (ref 65529) for a development which was virtually the same as what is applied for now. Following this approval another proposal was submitted (ref 68589), which went on to be refused.

The difference between the current proposal and the one previously approved in 2020 is the roof style. The previously approved plans show a larger rear extension which involved bringing the loft conversion out over the two storey rear extension. The current application shows a pitched roof and dormer extension to the roof at the rear. The overall footprint of the extensions to the property would remain the same as previously approved, with some alterations to the proposed internal arrangements.

Building works have already commenced on site but have ceased pending the outcome of the current planning application.

The proposal is to build a two storey extension to the side and rear of the existing property, with a roof in the loft space and rear dormer. At the side the two storey extension is being built flush with the existing two storey side element to the property, stepped back from the porch. The plans show that it measures 1.42m wide with an overall length of 8.86m. The first floor measures 6.61m long and the roof would be pitched. The side elevation is around 200mm away from the shared boundary with no.62 at the front and 800mm at the rear. This is due to the angle of the boundary.

At the rear there is an existing single storey extension. The first floor extension would be built flush with the existing two storey side elevation on the east side and would project 2.27m from the original rear elevation. It would measure 3.32m wide, at which point the extension would be stepped back by 1m. The remainder of the first floor extension would measure 2.1m wide and would project 1.27m from the original rear elevation. The roof over both first floor extensions would be hipped.

There would also be a flat roof dormer erected on the rear of the roof. The dormer would measure 5.18m wide and it would be set back from the rear wall by around 182mm. The plans show that the west side of the dormer would be just under 100mm off the party wall with no.58 Meade Hill Road (attached) and around 1.6m from the outer gable wall to the east.

Relevant Planning History

- 01724/E - Proposed change of use of outbuilding to appointment based beauty

therapist -

- 53915 - Raising of height of existing outbuilding at rear (retrospective) - Approve with Conditions 17/05/2011
- 62869 - Two storey extension to side and rear - Refused 08/08/2018
- 63949 - Two storey extension at side and rear - Approve with Conditions 04/06/2019
- 65491 - Variation of condition no. 2 (approved plans) of p/p 63949 to change colour of windows/doors from white to grey - Withdrawn - Invalid 15/05/2020
- 65501 - Non-material amendment following grant of planning permission 63949 for two storey extension at side and rear: Change colour of windows/doors from white to grey - Approve with Conditions 15/06/2020
- 65529 - Two storey extension at side and rear - Approve with Conditions 27/07/2020
- 68589 - Single/two storey side extension; Two storey rear extension over existing single storey rear with loft conversion; Associated roof alterations - Refused 10/10/2022
- 11/0102 - Height of existing rear structure raised - 17/05/2011

Publicity

Neighbours notified on 22/02/2023 - No comments or objections received.

Statutory/Non-Statutory Consultations

Transport for Greater Manchester - No objections.

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 two storey side extension would be set back from the existing front elevation and it would be built with materials and a design that would compliment the existing building. The extension would be similar to the extension on the attached property at 58 Meade Hill Road. Extensions to the rear would only be visible from the rear gardens of neighbouring properties but the design and finished materials would be considered to be in keeping with the existing building, as well as with neighbouring properties.

There would be no first floor set back to the front elevation of the side extension but as it would be set well back from the front elevation there would be no concerns regards terracing with the adjacent property.

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 -

- Directly to the rear of the site are Metrolink tracks only.
- Properties to the front on the opposite side of Meade Hill Road would be more than a sufficient distance from the extended property not to have any significant detrimental impact on residential amenity at those properties.
- As the extension would be set back from the existing front elevation there would be no impact on the existing parking arrangements on this site.
- The attached property, 58 Meade Hill Road has been extensively extended to the rear and side of the property in a similar way to the proposed extensions on the application property. There is a two storey extension adjacent to the shared boundary at the rear as well as a conservatory. The proposed first floor extension would not project more than the rear elevation of the extension at number 58 and as such would not have any seriously detrimental effect on residential amenity at this property.
- The 45° rule would be satisfied for both the first floor and roof extensions in terms of relevant windows on the rear of no.58, attached.
- No.62 Meade Hill Road to the east has a single storey side extension with no windows in the side elevation adjacent to the shared boundary and two small obscurely glazed

non-habitable room windows in the main side elevation. Given the fact that the site is due west of no.62 there may be some detrimental impact on light availability to the rear/side of this property. However, the proposed first floor sections of the extension, and the roof extension, would satisfy the 45° rule in terms of windows to the rear of no.62 and as such would not be considered to be seriously detrimental in terms of residential amenity.

- There are no habitable room windows in the side elevation of 62 Meade Hill Road and the proposed first floor bathroom window in the side elevation of the extension would be obscurely glazed in order to retain privacy between both properties.
- The proposed single storey section to the rear south east corner of the extension would project approximately 3.4m beyond the rear elevation of the rear elevation of number 62 and as it would be built due west of the neighbour it is accepted that there may be some detrimental impact on light availability to the rear of number 62. However, as the side elevation of the extension would be positioned approximately 420mm away from the shared boundary with number 62 the 45° rule would be satisfied in respect of SPD 6 and as such would not be considered seriously detrimental in terms of residential amenity.
- Taking in to account adjacent extensions and the proximity of the proposed extensions to the shared boundaries and the openness of gardens to the rear of the site there would be no seriously detrimental impact on garden areas at the neighbouring 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 residential amenity.

Parking -

The proposal would increase the number of bedrooms from 3 to 5 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces.

The site as existing has a driveway to the front for two vehicles. This would remain following completion of the development. The area has on street parking and there is public transport available. In this instance then the parking arrangements are considered sufficient.

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 This decision relates to the drawings received on 17/03/2023 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.
- 2 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.

- 3 Before the first occupation of the extension hereby permitted the first floor bathroom window to the east 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 - 29/03/2023		DM	03/04/2023