

DELEGATED REPORT

Report by Mark Kilby	Date of report: 29/07/2022	Ref: 68583/GPDE
Registration: 21/06/2022	LDFC: 15/07/2022	Expiry Date: 02/08/2022
Site Visit: 16/07/2022	Site Notice: N/A	Press Date: N/A
Objections: 2	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: 152 Heywood Road, Prestwich, Manchester, M25 1LD

Description

A Prior Approval application for a larger home extension to a detached brick and tile two storey dwellinghouse.

The application is for a single storey flat roofed extension off the rear wall of the original dwellinghouse. It would extend beyond the original rear wall by 6 metres and have a flat roof height of 3 metres. There is an existing 4 metre extension across half the width of the rear elevation and set to the right along the boundary with 154. The proposal would extend along the boundary and would be set back approximately 0.8 metre from the boundary with the unattached neighbour 154 which has the same set back of 0.8 metre from the shared boundary. The other unattached neighbour, 150 is set at 45 degrees and has an existing two storey rear extension up to the boundary with the application site.

The patio door on the rear elevation of 154 is assumed to be to a habitable room.

The rear and side boundary treatment to 150 is a 1.80m high waney lap fence. The boundary treatment to 154 is 1.50m high waney lap fence.

Neither of the unattached neighbours at No.s 150 and 154 Heywood Road have objected. The rear neighbours at No.1 and 3 Willingdon Drive have objected, their objections are detailed below.

As an objection has been received, the regulations require that the impact of the proposed development on the amenity of all the adjoining addresses must be assessed.

Relevant Planning History

None.

Publicity

Letter dated 24/6/22 to the adjoining addresses. Two objections have been received from 1 and 3 Willingdon Drive.

No.1 - Proposed extension of six metres is far too close to the boundary fence and would impact significantly on green space. In addition I have young children at home and from a safeguarding perspective would prefer to maintain a slightly wider boundary between the two homes than the proposed plans in order to maintain their privacy. With this said we generally support any extension plans but a six metre extension, in addition to the main house is too vast an extension to approve.

No. 3 - I live directly to the rear of the property and am concerned that the rear extension

proposed will be close to the boundary and as the rear of the extension is mainly glazed i am concerned this may cause privacy issues.

Statutory/Non-Statutory Consultations - None.

Pre-start Conditions - None.

Unitary Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The proposal would not extend beyond the rear wall of the original dwelling by more than than eight metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Report 2 - Residential Amenity - The proposed development is acceptable with regard to the unattached properties at 150 and 154. The proposal would not comply with the 45 degree line rule with regard to 154 but would extend beyond it by 2m. The additional 2 metres is not considered to have such an increase of impact as to warrant refusal. There would be no greater impact on 150 by virtue of the two storey rear extension that would warrant refusal. Furthermore the occupiers of 150 and 154 have not objected.

The two objectors at No.1 and No.3 Willingdon Drive have objected on the same grounds.

Only No.3 Willingdon backs directly on to the rear of the application site and No.1 does not. It is considered that as a single storey extension the proposal would not cause a loss of privacy for occupiers of No.1 or No.3 by virtue of the existing boundary screening.

With regard to residential amenity the proposed development would comply with adopted UDP policy H2/3 - Extensions and SPD 6 - Alterations and Extensions to Residential Properties.

Visual Amenity - The proposal would not be visible in the street scene. Its scale and massing would be acceptable. As such there would be no detrimental impact on the visual amenity of the building or adjacent and nearby occupiers than might already exist with other nearby rear extensions.

With regard to visual amenity the proposed development would comply with adopted UDP policy H2/3 - Extensions and SPD 6 - Alterations and Extensions to Residential Properties.

Other Matters - As an application for Prior Approval a condition for the time limitation for the commencement of development by virtue of Section 91 of The Town and Country Planning Act cannot be imposed as this application is not an application for planning permission.

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: Prior Approval Required & Granted

Conditions and Reasons:

- 1 This decision relates to drawings 02, 03A, 04 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.
- 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Mark Kilby	29/7/22		