

DELEGATED REPORT

Report by Helen

Date of report: 12/10/2020

Ref:65898/FUL

Goldsbrough

Registration: 01/09/2020

LDfC: 01/10/2020

Expiry Date: 27/10/2020

Site Visit: 18/09/2020

Site Notice: 18/09/2020

Press Date: 17/09/2020

Objections: 0

Con Area: ALSA

Adv Type: CA

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear extension, roof covering replacement to pool area, replacement doors and windows including cladding over existing openings, repositioned rear window openings in relation to internal alterations/pool area, new terrace to master bedroom and external landing to door opening in courtyard.

Location: 5 Parklands, Whitefield, Manchester, M45 7WY

Description

The application relates to a bungalow located on Parklands. The premises has parking to the front, that leads to an integral garage. Gardens are located to the side of the property. The bungalow has been extended at single storey to the side/rear to create a swimming pool. The site is located within a cul-de-sac location, made up of a number of bungalows many of which appear to have been previously extended. To the north of the site there is the Uplands Health Centre, and an area of park. The site is located within All Saints Conservation Area.

The roof extension approved in 2019 had not been implemented at time of site visit.

Planning permission is sought for the construction of a single storey rear extension to the rear of the existing garage that projects approximately 1700 mm from the existing rear elevation. The application also includes a number of alterations to the fenestration of the existing bungalow including:

- replacement of the existing glazed roof covering for the pool area creating a zinc, raised seam roof.
- Amendments to the glazing of the existing pool area, creating new window openings within the west and south elevations and using matching brick work to block up the existing openings.
- Replacement doors and windows throughout the property, including replacement cladding over the existing openings.
- New terrace area to master bedroom accessed from an existing door within the south elevation.

Relevant Planning History

63593 - Roof extension and elevational alterations to form first floor accommodation to existing bungalow - Approve with Conditions 15/03/2019

Publicity

Neighbour letters sent - 09/09/2020

Press notice - 17/09/2020

Site Notice - 17/09/2020

No representations received

Statutory/Non-Statutory Consultations
Conservation Officer - no response

Pre-start Conditions - not relevant

Unitary Development Plan and Policies

H2/3	Extensions and Alterations
EN2	Conservation and Listed Buildings
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
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 and Impact on Conservation Area

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. As the site is located within All Saints Conservation Area it is necessary to consider the proposal in terms of the Town and Country Planning Listed Building and Conservation Act. In this regard proposals should either preserve or enhance the Conservation Area and in terms of policy consideration National Planning Policy Framework paragraphs 189-202 and Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the UDP.

The Conservation Area Appraisal for All Saints states that the majority of the Conservation Area is situated to the west of Bury New Road. The leafy residential suburb of Stand surrounds the area to the north, west and south, and there are commercial and industrial areas to the east. The main streets within the conservation area are Bury New Road, Hamilton Road, Church Lane, Higher Lane, Pinfold Lane and Knowsley Road. The area's origins are as open farming land, being part of the Pilkington estate. It was the building of All Saints Church in 1822 and the coming of the railway in 1879 that had the greatest influence on the area's growth into an elegant 19th and early 20th century residential suburb.

Whilst the site is located within the Conservation Area, it is a later twentieth century redevelopment plot to the east side of Higher Lane. The street is a cul-de-sac development of large detached bungalows and as such has a different character to the rest of the Conservation Area. The buildings are largely single-storey in height, although in some cases on the north side the slope of the land allows for a lower level, and there is no hard definition of the plots. There are some mature trees within the gardens that are protected due to their location within the Conservation Area. That said, the large plots and soft landscaping elements retain the wider Conservation Area character of large houses within substantial plots and as such this needs to be considered within any application put forward for properties within this street.

There are a number of visible alterations to the bungalows within the immediate street scene, with no distinct use of materials. As such, the amendments to the external elevations of the existing dwelling are considered to be acceptable. The introduction of terraces adjacent to dwellings is not uncommon within a residential context and would help to retain the external residential amenity space associated with the main property. The changes to the materials including the windows, new roofing and new cladding and the introduction of a terrace would not detract from the character of the street scene in terms of its Conservation Area characteristics and as such it is considered that this element of the proposal would preserve the character of the Conservation Area.

The proposed rear extension is of a simple and unobtrusive design that would not detract from the character of the dwelling. The proposed extension would be screened from public views and as such it is considered that this addition would preserve the character of the Conservation Area.

Overall, it is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and therefore complies with UDP Policies H2/3, EN2/1, EN2/2 and SPD 6.

Residential Amenity

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

- There would be reduced glazing as a result of the amendments to the existing pool

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extension.

- The proposed rear extension would not project beyond the rear of No. 6
- Proposed windows within the rear extension would relate to a non-habitable room (garage) and would be screened by existing boundary treatments.
- No dwellings directly to the rear of the site.
- Amendments to windows would not result in the introduction of new openings, or new habitable room windows.
- The proposed terrace would lead off the existing master bedroom, and would be screened from No. 4 by existing boundary treatments.

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 1.01, 1.03, 1.03 Rev A, 1.04 Rev A, 1.05 Rev B, 1.06 Rev A, 2.01 Rev C, 2.02 Rev B, 2.03 Rev A, 2.04 Rev A 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Helen Goldsbrough	12/10/2020	Dave Marno	19/10/2020