

DELEGATED REPORT

Report by Amanda

Date of report: 18/08/2022

Ref:68556/FUL

Uhunmwagho

Registration: 29/06/2022

LDFC: 09/08/2022

Expiry Date: 24/08/2022

Site Visit:

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: Two storey front extension; Single storey side/rear extension; 2.no Front dormers

Location: 4 Windsor Road, Prestwich, Manchester, M25 0DZ

Description

There have been two previous planning applications on this site, both approved. Building works are well underway with the roof extension and rear dormer almost complete and other internal works being carried out.

The current proposal is for the erection of two pitched roof dormers to the front measuring 1.1m wide and a two storey front extension providing a porch at ground floor level and bathroom extension above. It would project 1m forward of the main front elevation and it would measure 3m wide. The roof would be pitched.

Relevant Planning History

67831 - Hip to gable roof extension, including raised ridge with loft conversion and rear dormer - Approve with Conditions 18/03/2022

68237 - Single storey extension at side - Approve with Conditions 01/07/2022

22/0113 - Not being built in accordance with approved plans of planning permission 67831 - 14/06/2022

Publicity

Neighbours notified on 19/07/2022 - 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.

As works to the roof of the property, including an increase in ridge height, rear dormer and a single storey side extension have already been approved only the front dormers and two storey front extension need to be assessed as part of the current planning application. The works which have been previously approved would remain the same on the current application.

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.

In general there is a presumption against two storey front extensions. However, the proposed extension would only project 1m forward of the existing front elevation and it would be set well back from the highway in front and in from both side boundaries. It would be built with materials and a style that would be considered acceptable on this particular property.

The proposed front dormers would have pitched roofs to reflect the pitch of the main roof as well as the pitched roof of the proposed front extension. The dormers are relatively small, measuring 1.1m wide and they would be set well back from the front elevation and the side walls. As such they would not occupy a disproportionate area on the front of the roof.

Many properties have been extended along Windsor Road and there are a variety of finishings including brick and render. The design of the proposal is 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.

Residential Amenity -

- Properties to the front of the site would be a sufficient distance from the extended property not to be significantly detrimentally affected by the proposed extensions to the front of the main dwelling.
- The position and 1m projection of the proposed two storey front extension would not interfere with the existing parking arrangements within the site.
- The two storey front extension would be set in a sufficient distance from both side boundaries so there would not be any significantly detrimental effect on residential amenity at both the adjacent properties.

Taking the above in to account 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 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 front garden for at least two vehicles. There is ample on street parking available to the front of site as well. Therefore the existing parking arrangements within the site are considered acceptable in this instance.

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 drawing numbered 01 Revision 2 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

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Extensions to Residential Properties.

- 3 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>
AU - 18/08/2022			