

DELEGATED REPORT

Report by Claire Booth	Date of report: 04/06/2025	Ref: 71772/FUL
Registration: 15/04/2025	LDFC: 23/05/2025	Expiry Date: 10/06/2025
Site Visit: 01/05/2025	Site Notice: 01/05/2025	Press Date: N/A
11:00:00		
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: External wall insulation (Retrospective)

Location: 64 Bright Street, Radcliffe, Manchester, M26 2XX

Description

The application relates to a mid-terrace property located on the east side of Bright Street, Radcliffe, a traditional terraced street. The terraces on Bright Street are traditional red brick properties under slate roofs, some of which have been painted and some of which have been rendered to the front and rear.

Retrospective permission is sought to install white rendered external cladding to the front and rear elevations of the dwelling. The render projects slightly beyond the front and rear elevations of the property.

Relevant Planning History

Not applicable.

Publicity

A site notice was erected outside the property on the 01 May 2025. 5 neighbouring properties were also consulted by letter.

No representations have been received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/2	Townscape and Built Design
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework

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.

Design and Visual Amenity

UDP Policy EN2/1 requires the LPA to ensure proposal do not have an adverse effect on the character and townscape of an area. Bright Street has traditional terraced dwellings on either side. The properties on the east side are the traditional two up - two down northern terraced dwellings. The terraced properties opposite on the west side of the street are wider than the traditional terrace opposite, have small garden frontages, and has different design features and general appearance.

The terraced properties on the east side Bright Street are all built of traditional brick, under slate roofs. However, several the terraced dwellings along the length of Bright Street are rendered including in the row of properties to which the application dwelling is sited, some have been painted, and one is pebble-dashed. In the context of the varying materials

within the street scene, the proposed white rendered external cladding does not appear at odds with the wider street scene.

The same view applies regarding the render on the rear elevation of the dwelling, visible from the back street and the rear of residential properties within the terraces facing on to Eton Hill Road.

Residential Amenity

The rendering that has been installed, which is retrospectively proposed, causes no adverse affects on any neighbouring dwellings, in terms of loss of light and loss of light and whilst it projects beyond the front and rear elevations of this mid-terraced property, it would cause no material harm to the amenity of adjoining neighbours, the neighbours opposite or those residents within the terraces on Eton Hill Road at the rear of the application site.

Conclusion

The proposal has no adverse impact on the amenity of the adjoining and surrounding residential occupiers, and causes no demonstrable harm within the street scene. It is therefore recommended that the application be approved.

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 following drawings:

Drawing ref. Proposed Ground Floor Plan;
Drawing ref. Proposed First Floor Plan;
Drawing ref. Proposed Roof Plan;
Drawing ref. Proposed Front Elevation;
Drawing ref. Proposed Rear Elevation; and
Drawing ref. Proposed Side Elevation

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 and Places for Everyone Joint Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	04/06/2025		