

DELEGATED REPORT

Report by Mo Warsame	Date of report: 19/10/2023	Ref: 70031/FUL
Registration: 30/08/2023	LDfC: 25/09/2023	Expiry Date: 25/10/2023
Site Visit: 06/10/2023	Site Notice: N/A	Press Date: N/A
09:00:00		
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey extension at side/rear and single storey rear extension with raised decking area

Location: 12 Carlford Grove, Prestwich, Manchester, M25 9TN

Description

The property is a bay fronted semi-detached house in brick/render. It has a garden and drive to the front and the house sits at a raised level from the public footpath. There is a gap along the side of the house which leads to a fenced rear garden and an outbuilding. The adjacent properties on either side are No. 10 and No.14 Carlford Grove and to the rear the property shares boundary with No.16 Carlford Avenue.

Planning permission is sought for the construction of a two-storey side extension and single storey rear extension along with raised decking platform. The proposed two-storey side extension would project approximately 2.95 metres to the side and extend 3 beyond the principle rear elevation. The single-storey rear extension would align with the proposed two-storey side extension, projecting 3 metres to the rear. The decking platform would project 2.5m to the rear and would be 0.7m above ground with railing of 1.1m high.

The two-storey side development would have a hipped, pitched roof while the single storey rear extension would have a mono-pitched roof with sunroofs. The proposal would accommodate a utility room, kitchen, and a study on the ground floor level along with additional bedroom and a new ensuite bathroom on the first floor.

Relevant Planning History

None.

Publicity

Neighbour letter sent. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Unitary Development Plan and Policies

H2/3 Extensions and Alterations

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 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.

Visual Amenity

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

SPD 6 states, to avoid the appearance of uncharacteristic terracing, the front elevation at first floor level should be set back by at least 1.5m from the main frontage of the original dwelling. The proposed two-storey side extension would not have a set back from the principle front elevation on first floor. However, given none of the extended properties in this

street have setbacks, the proposed two-storey side extension would be considered acceptable due to its setting and would still appear subservient.

Situated on the rear, the proposed single storey rear extension and the decking platform would not be visible from the street scene. This extension would be modest extension with simple design and would only 3 metres to the rear. As such, it would not detract from the character of the area and would comply with Policies H2/3 of the Bury Unitary Development Plan and SPD6.

Residential amenity

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

- The two-storey side extension would have no proposed side windows.
- The SPD states that a single storey extension should not project more than 3m along a neighbouring boundary. At which point the 45° rule should be applied. The proposed single-storey rear extension would have no proposed windows on either side and would not project more than 3 metres to the rear.
- There would be sufficient distance to the rear site boundary.
- The proposed two storey side extension would not project beyond the principal front elevation and there would be sufficient distance to the properties in front. There would be sufficient distance to the shared rear boundary and the extension would have no proposed side windows. Furthermore, the proposed non-habitable rear windows on the two storey side extension would be conditioned to be obscure glazed.

Overall, there would not be any seriously negative effect on the residential amenity of any adjacent neighbouring properties. The proposal therefore conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Parking

The proposal will result in one additional bedroom, however there will be no changes to site access, or parking. The driveway at its current condition meets the maximum parking requirements.

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 Dwg No. 1, Dwg No. 2, Dwg No. 3, Dwg No. 4, Dwg No. 5, Dwg No. 6, Dwg No. 7, Dwg No. 8 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.
- 3 Before the first occupation of the development hereby permitted, the rear facing ground floor and first floor windows on the the two storey side extension 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>
MW	19/10/2023		