

DELEGATED REPORT

Report by Amanda

Date of report: 23/04/2025

Ref:71682/FUL

Uhunmwagho

Registration: 03/03/2025

LDfC: 01/04/2025

Expiry Date: 28/04/2025

Site Visit: 25/03/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: First floor extension at front/side, two storey side extension and first floor rear extension; Loft conversion with hip to gable roof extension and rear dormer; Render to external elevations

Location: 36 Meade Hill Road, Prestwich, Manchester, M25 0DJ

Description

The application relates to a previously extended, two storey semi-detached house. The front of the site is completely paved and there is a single storey extension. At the rear of the property there is a private garden with fences to all boundaries. There is a single storey extension with patio directly to the rear. There is a low wall separating the patio from the rest of the garden. At the bottom of the garden there is an outbuilding and a covered seating area. No.34 Meade Hill Road (attached) has a similar style single storey rear extension to the one on site and no.38, to the opposite side has a two storey rear extension.

The applicant has previously had a lawful development certificate with regards to a single storey side extension in 2022. However, the extension which has been built is located to the side and front of the existing dwelling. As such the existing front extension would not be considered lawful. The current planning application includes changes to the front of the building which would include the area which currently does not have planning permission.

The proposal is to build a first floor extension to the front/side of the dwelling, a two storey side extension and a first floor rear extension. There would also be a loft conversion with hip to gable extension and a rear dormer. All the external elevations would be rendered.

At the front/side the first floor extension would be built to the same width as the existing single storey extension and the first floor would be set back from the original front elevation by 800mm. The first floor extension would measure around 10,600mm along the east side elevation and the roof would be pitched. The first floor extension would extend across the rear elevation directly above the existing single storey extension and the roof would be pitched. It would project around 3000mm from the original rear elevation.

The existing loft would be converted and a dormer added to the rear. This area would provide a fourth bedroom and en-suite bathroom. As well as the rear dormer there would also be two rooflights installed to the front of the roof. All of the external elevations are to be rendered.

Relevant Planning History

55294 - Single storey extension at rear - Approve with Conditions 16/07/2012

68748 - Lawful development certificate for proposed single storey side extension - Lawful Development 29/09/2022

Publicity

4 neighbours notified on 10/03/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

Transport for Greater Manchester - No objection.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
PFE	Places for Everyone

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

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.

Properties along Meade Hill Road have mostly hipped roofs. Some properties have been extended and have converted the original hipped roofs to gables. It is also noted that the applicant could convert the existing hipped roof to a gable without the need for planning permission. In this instance the change to a hipped roof would be considered acceptable in this location.

At the front the proposed first floor would be stepped back from the main front elevation by 800mm and the side elevation would be around 703mm away from the shared boundary with no.38 Meade Hill Road next door. This would satisfy the 45° rule as set out in SPD 6 and would prevent possible future terracing with the adjacent property.

The first floor extension and dormer to the rear of the property would not be readily visible in the public realm and it would be built with materials and a design that would be considered to be in keeping with the existing building.

The rear of the existing building is already rendered and the rest of the external elevations would be finished with render to match. The majority of dwellings in the immediate area have a brick finish, but there are some rendered houses close by. As such the proposed render to all elevations would not cause any significant detrimental harm to the character of the existing streetscene. The design of the proposal is considered acceptable in this location and the set back at first floor level from the original front elevation means the proposal would be considered acceptable in terms of 'terracing' and the effect on the streetscene.

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, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- At the rear of the site are Metrolink tracks. There are no residential properties directly to the rear of the site.
- The proposed first floor rear extension and dormer would be an acceptable distance from the rear site boundary.
- Properties to the front of the site would be more than a sufficient distance from the front of the dwelling not to have any significant detrimental impact on residential amenity.
- The existing drive way to the front of the site would not be affected by the proposed development.
- The east side elevation would be around 703mm away from the shared boundary with no.38 next door meaning there would be no concerns regards of encroachment of the shared boundary with this property.
- No.38 has several windows on the side elevation facing the site. All of which appear to be obscurely glazed and there is one door. There would be a new external store added

to the side elevation of the application dwelling as well as a utility room window at ground floor and a bathroom window at second floor level. As the utility room window would be high level and the bathroom obscurely glazed there would be no significant detrimental effect on privacy levels at no.38 next door.

- At the rear there would be a first floor extension above the existing single storey extension. As the attached neighbour also has a single storey rear extension adjacent to the shared boundary it is considered that the proposed extension would not have any significant detrimental impact on residential amenity at this property.
- The applicant could erect a rear dormer as permitted development at any time. Normally dormers would not extend beyond the original rear elevation, but in this instance the dormer would project slightly over the new first floor extension. However, it would remain set well back from the rear elevation of the extension and given that there is a single storey extension at no.34 and a two storey extension at no.38 it is considered that it would not cause any significant detrimental harm in terms of residential amenity at the adjacent properties and their gardens.
- The drawings show that all of the development would be within the residential curtilage.

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 separation distance to the surrounding properties.

Parking -

The proposal would increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has an area at the front for parking a vehicle and this would remain following the extensions being built. The area is high access in terms of public transport and there are no parking restrictions to the highway in front. In this instance then the parking arrangements are considered sufficient.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 001 and 002 received on 03/03/2025 and drawing numbered 003 Rev 3 received on 03/04/2025 as modified by the email from Radnor Architecture Ltd dated 03/04/2025. The development shall not be carried out except in accordance with the details 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 Extensions to Residential Properties in terms of visual amenity, and Places for

Everyone Joint Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall be render to match that on the rear elevation 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.
- 4 Before the first occupation of the extension hereby permitted the utility room window on the east side elevation shall be installed at a height of no less than 1.7m from the internal floor level and the second floor en-suite window 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>
AU - 23/04/2025		DM 23/04/25	