

DELEGATED REPORT

Report by Amanda

Date of report: 11/11/2022

Ref:68650/FUL

Uhunmwagho

Registration: 15/08/2022

LDfC: 09/09/2022

Expiry Date: 10/10/2022

Site Visit: 23/09/2022

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: Raise roof ridge height/hip to gable roof extension with loft conversion and dormers to front/rear to form second floor living accommodation; Single storey extension at side/rear and single storey extension at side

Location: 8 Dellcot Close, Prestwich, Manchester, M25 0GX

Description

There have been two recent planning applications received with regards to this property. One which was approved in June 2021 and a second was refused in March 2022.

The application property is a previously extended two storey detached house situated at the head of Dellcot Close which is a small cul-de-sac. The front of the site is paved providing parking to the front of the property for two vehicles. Access to the rear is via the east side of the property where there is a large garden and a detached double garage.

The proposal is to raise the ridge of the existing building along with a flat roof dormer to the rear and a pitched roof dormer to the front as well as two rooflights. There would also be a single storey extensions to the side/rear.

Relevant Planning History

- 44689 - Part single/part two storey extension to side and two storey extension to rear - Approve with Conditions 02/08/2005
- 66658 - Single storey extension at side/rear; Two storey extension at side - Approve with Conditions 18/06/2021
- 67905 - Raise roof ridge height/hip to gable roof extension with loft conversion and dormers at front/rear to form second floor living accommodation; Single storey extension at side/rear and single storey extension at side - Refused 03/03/2022
- 07/0200 - Erection of two storey extension - 10/05/2007
- 10/0156 - Height of roof - 16/04/2010

Publicity

13 neighbours were notified of the proposal on 19/08/2022 - 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.

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.

Dellcot Close consists of 6 two storey detached properties, all but one have been previously extended. The ridge of the roof would be increased by 160mm and the main section of roof would be pitched. The roof to the existing two storey side extension would be hipped.

The roof would be around 600mm higher than the roofs at numbers 6 and 10 Dellcot Close adjacent. Given that Dellcot Close is only a small cul-de-sac and the ridge of the roof would only be increased by 160mm it is considered that there would not be any significant detrimental effect on the character of the existing streetscene.

The two single storey extensions would be set back from the front elevation of the main dwelling and would be built with materials and a design that would be considered in keeping with the existing dwelling.

The front dormer would be relatively small on the front of the roof and would be constructed with material and a design that would be acceptable on this property. The rear dormer would have a flat roof. It would not be visible in the public realm. A dormer of this design is a common feature on this style of property and is similar to others in the local area.

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 -

- There are no properties directly to the front of site.
- Properties on Wilton Avenue to the rear are, and would remain over 20m from the extended property.
- The extension adjacent to the shared boundary with no.8 next door would be single storey only and there would be no windows in the side elevation facing no.8.
- The new pitched roof would be built away from the shared boundary with no.8 and there would be no new windows in the side elevation facing this property.
- The single storey extension to the east side would be built very close to the shared boundary with no.10 Dellcot Close and there would be one high level kitchen window. As such there would be no concerns regards loss of privacy at no.10 next door.
- The addition of a hipped roof to the existing side extension would not have any significant detrimental effect on residential amenity at no.10 next door.
- The extensions would be built 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 5 to 8 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 to the front of the dwelling providing on site parking for two vehicles, albeit they are sub-standard in length as they measure just under 5m. This would not be affected by the proposed development. As such, in this instance this could not be used as a reason to refuse the current application. The area is high access in terms of public transport. 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

DELEGATED REPORT

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 002, 003, 302 and 303 received on 07/07/2022, drawing numbered 001 received on 19/08/2022, revised drawing numbered 004 Revision 5 received on 09/11/2022 and revised drawing numbered 301 Revision 2 received on 11/11/2022 as modified by the emails from Debtal Architecture Ltd dated 09/11/2022 and 11/11/2022. 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.
- 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 - 11/11/2022		DM	14/11/2022