

DELEGATED REPORT

Report by Amanda

Date of report: 12/10/2023

Ref:70004/FUL

Uhunmwagho

Registration: 01/09/2023

LDfC: 22/09/2023

Expiry Date: 27/10/2023

Site Visit: 19/09/2023

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: Two storey/first floor side extension and single storey rear extension

Location: 16 Bridgemere Close, Radcliffe, Manchester, M26 4FS

Description

The application property is a two storey detached house with an attached garage to the side. There is a driveway for one vehicle to the front and a small open plan garden. Access to the rear of the house is via a path to the side of the house. At the rear there is a patio area and lawned garden beyond. There are fences to all boundaries. Number 18 Bridgemere Close has a detached garage adjacent to the shared boundary.

The proposal is to build a first floor/two storey side extension and a single storey rear extension. The two storey extension would be built off the rear of the existing garage and would measure 2.96m long. It would be built flush to the existing rear elevation of the main dwelling. The first section would be built flush to the existing front and rear elevations and the roof would be pitched.

The single storey rear extension would project 2.5m from the original rear elevation and it would be 4m wide. The roof would be mono-pitched with two rooflights.

Relevant Planning History

N/A

Publicity

Seven neighbours notified on 01/09/2023 - 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.

Normally where a property is to be extended at first floor, or two storeys to the side a first floor set back of 1.5m would be required in order to prevent terracing with a neighbouring property. In this instance the existing building is around 2.4m set back from the front of no.14 Bridgemere Close next door and there would be a gap to the shared boundary of around 1m. As such terracing with no.14 would not be a concern.

The design and finished materials to be used in the construction of the side and rear extensions would be considered to be in keeping with the existing building and the front elevation would not be forward of the existing front elevation. As such they would not be

any significant detrimental impact on the character of the existing streetscape.

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 -

- The front elevation of the two storey side extension would be around 8.4m set back of the front boundary.
- Properties to the front would be more than a sufficient distance from the extended property not to have any detrimental impact on residential amenity at those properties.
- As the extension would not project forward of the existing dwelling there would be no detrimental impact on the existing drive at the front.
- The two storey/first floor side extension would be around 1m from the shared boundary with no.14 and there would be no windows in the side elevation. As such there would be no significant detrimental effect on residential amenity at no.14 next door.
- The two storey extension would be around 11m from the rear boundary. As such there would not be any significant detrimental effect on residential amenity at properties to the rear.
- The single storey extension would project just under 3m from the original rear elevation and as such could be built under permitted development rules. However there would be no windows in the east side elevation facing no.18 and there would be a 1m gap to the shared boundary. As such the single storey rear extension would not have any significant detrimental impact on residential amenity at no.18.
- The single storey extension would be around 8.1m from the rear boundary which would be acceptable in terms of SPD 6.

Taking the above into 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.

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 driveway at the front of the site.

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 ZT23-196-01, ZT23-196-02, ZT23-196-03, ZT23-196-04, ZT23-196-05 and ZT23-196-09 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 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 - 12/10/2023			