

DELEGATED REPORT

Report by Amanda

Date of report: 30/12/2024

Ref:71339/FUL

Uhunmwagho

Registration: 22/11/2024

LDfC: 24/12/2024

Expiry Date: 17/01/2025

Site Visit: 17/12/2024

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: Single storey side extension and extension to front porch with canopy

Location: 32 Woodhill Drive, Prestwich, Manchester, M25 0AD

Description

The application relates to a previously extended, two storey detached house located on Woodhill Drive at the junction with Breeze Mount, which runs along the side and rear of the site. There are hedges and planting to the front, side and part of the rear boundaries, as well as a fence to the rear. Breeze Mount to the rear of site has a higher ground level compared to the site. The site is accessed at the front via gates and there is on site parking for at least three vehicles.

The proposal is to build a single storey side extension which would provide a ground floor bedroom, en-suite bathroom and a store. At the front the extension would measure 3956mm and the extension would have an overall length of 8143mm. It would be stepped in at the rear and the roof would be pitched. There would be a bedroom window to the front, bathroom window to the rear and an external door to the side elevation.

There would also be a canopy installed to the front of the property and the porch would be extended.

Relevant Planning History

46966 - First floor extension at side - Approve with Conditions 31/10/2006

Publicity

9 neighbours notified on 02/12/2024 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

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.

Breeze Mount to the rear of the site has a higher ground level compared to site and there is an existing hedge along the rear boundary. There is an existing high hedge to the front and side boundaries which would remain. As such it is likely that the extension and canopy would be screened from views from all sides.

The side extension, porch and canopy would be built with a design and materials that would be considered to be in keeping with the existing property and it is considered that the development would not have any significant detrimental effect on the existing 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 -

- As Breeze Mount to the rear of site is higher compared to the site and there is a hedge along the rear boundary there would not be any open views of the extension and the extension would not overlook any properties to the rear.
- There would be over 7000mm from the north east side boundary to the site boundary which would be more than acceptable in terms of SPD 6.
- Properties to the north east of site would be an acceptable distance from the proposed extension.
- The front elevation would be around 6000mm from the front boundary and there is a hedge to the front which would screen views of the extension. As such there would not be any significant detrimental effect on residential amenity at properties to the front of site.
- The position of the side extension would not impact on site parking arrangements at the front of the dwelling.
- At the front the porch would be rebuilt in the same position as the existing porch and it would be a similar design, albeit with no windows to the side elevation. This part of the development would not have any seriously detrimental impact on residential amenity in the area.
- The proposed canopy to the front of the house would not have any significant detrimental impact on parking within the site and it would not be considered detrimental in terms of residential amenity in the immediate area.

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 result in one further bedroom at the property 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 a driveway at the front for parking at least 2 vehicles and this would remain following the side extension 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 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 drawings numbered Sheet 1, Sheet 2, Sheet 3, Sheet 4 and Sheet 6 received on 12/11/2024 and drawing numbered Sheet 5 Rev B received on 26/12/2024 as modified by the email from Saleem Architects dated 26/12/2024. 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 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 - 30/12/2024		DM - 02/01/2025	