

DELEGATED REPORT

Report by Mo Warsame	Date of report: 23/05/2023	Ref: 69511/FUL
Registration: 29/03/2023	LDFC: 03/05/2023	Expiry Date: 24/05/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey rear extension; Single storey side extension and first floor side extension

Location: 78 Prestwich Hills, Prestwich, Manchester, M25 9PY

Description

The property is a detached house located on a residential estate. There is a drive at the front and garage to the side along with a garden to the rear. The neighbouring properties on either side are No.76 and No.80 Prestwich Hills both of which are similar style to the application property.

Planning permission is sought for single storey side extension along with a single storey rear extension and a first-floor extension over the existing garage. The single storey side extension would project approximately 2.6 metres to the side, while the single storey rear extension would extend 3 metres to the rear. The first-floor extension would run a total length of 8 metres to the rear but would not project beyond the principle rear elevation. The proposal would facilitate a utility and kitchen/sitting area on the ground floor level and a bedroom with ensuite on the first floor. The proposed development would have pitched roofs and utilise the used of matching materials.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 11/04/2023. 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

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.

Tucked in behind the existing garage, the single side extension would have a simple rectangular shape and would be modest in scale. Moreover, this extension would not project beyond the principal rear and side elevations. The proposed single storey rear extension would also be modest and not project more than 3 metres to the rear. Therefore, both the proposed single storey side and rear extensions would be acceptable and would not have any adverse impact on the street scene.

The proposed first-floor extension would be constructed above the existing garage and the proposed side extension. This extension would not project beyond the principal rear elevation. Overall, the proposed development would appear subservient to the main house

even though the side element of the extension would not have a significant set back from the front elevation. Furthermore, the proposal would be constructed with materials to match the existing dwelling. As such, the proposed development would not be a prominent feature in the street scene and would comply with Policies H2/3 of the Bury Unitary Development Plan and SPD6.

It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

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

- The single storey rear element would not extend more than 3 metres beyond the existing rear elevation. Additionally, there would be sufficient distance to the rear boundary.
- The single storey side extension would have no proposed side windows facing the adjacent neighbouring property (No. 80). Furthermore, there would be sufficient distance to the shared boundary with this property. Therefore, there would be no detrimental impact on this neighbour.
- The first-floor extension would project a total length of 8 metres from the front and would not extend beyond the original rear elevation. furthermore, this element of the proposal would also have no proposed side windows.

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 the drawings received on 29/03/2023 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 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>
MW	23/05/2023	HL	24/05/23