

DELEGATED REPORT

Report by Amanda

Date of report: 16/03/2022

Ref:67831/FUL

Uhunmwagho

Registration: 02/02/2022

LDfC: 24/02/2022

Expiry Date: 30/03/2022

Site Visit: 15/02/2022

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: Hip to gable roof extension, including raised ridge with loft conversion and rear dormer

Location: 4 Windsor Road, Prestwich, Manchester, M25 0DZ

Description

The application relates to a two storey detached property with gardens to the front and rear of the building. There is a short brick wall along the front boundary. The property is currently in the process of being refurbished and there is an existing single storey, partially built extension to the rear of the main dwelling. This is being constructed as permitted development and is not part of the proposal.

The applicant proposes to do a hip to gable roof extension with loft conversion and rear dormer. The existing height of the property is 7.43m and it would be increased to 8.63m. The rear dormer would have a flat roof and would be tile hung to match the roof. There would be two rooflights added to the front of the roof.

Relevant Planning History

N/A

Publicity

Neighbours notified on 03/02/2022 - 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.

The change from an existing hipped roof to a pitched roof would be able to be carried out under Permitted Development rules, depending on what the volume increase would be. As the applicant is also adding a rear dormer to the property an application has been submitted. Many properties along Windsor Road have been extended in some way. Most have hipped roofs but there are examples of other roof types further along the road.

Taking in to account that the hip to gable roof conversion could be classed as permitted development and that the proposed materials and design would retain the existing character of the building the design of the proposal is considered acceptable in this location.

The increase in roof height would result in the property being raised to the same height as

no.6 next door and the existing gaps to both side boundaries would be retained. As such it is considered that the extended building would not cause any significant detrimental harm to the character of 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.

Residential Amenity -

- There would be around 10m from the wall of the dormer to the rear boundary. This would be satisfactory as per the requirements set out in SPD 6.
- There would be no direct views from the dormer window to either of the adjacent properties.
- As there are two storey properties to either side of the site the change from a hipped roof to a pitched roof would not have any significant detrimental impact on residential amenity at the adjacent properties. It is also noted that the applicant could do the hip to gable roof change as Permitted Development.
- There would be one landing window installed to the side gable at second floor level. As this window would be to a landing, which is classed as non-habitable and any views would be over the neighbouring roof only its position would not be considered significantly detrimental in terms of residential amenity.

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 5 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 to the front of the property which would accommodate at least two vehicles. The proposed extension would be to the roof only and as such would have no impact on the existing parking arrangements. The area has on street parking and there is public transport available. 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 the location plan received on 24/11/21, existing and proposed streetscene and parking plan received on 03/02/2022 and revised existing and proposed plans and elevations received on 14/03/2022 as modified by the email

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from Mr Fahad Patel on 14/03/2022. 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 - 16/03/2022			