

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 10/01/2024	Ref: 70273/FUL
Registration: 22/11/2023	LDFC: 20/12/2023	Expiry Date: 17/01/2024
Site Visit: 11/12/2023	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 side extension

Location: 43 Holyrood Road, Prestwich, Manchester, M25 1PE

Description

The application relates to a detached property located within a cul de sac setting.

The dwelling has been extended at the side (north) by a small single storey utility extension which is 3.8m long and 1.2m wide and is set back from the front elevation of the dwelling by 2m.

The extension is approx 0.2m from the boundary with the neighbour, No 41. There is a fence which runs down the boundary between these two properties.

The application seeks the replacement of the side extension with a larger single storey side extension. The extension would be simillalry set back 2m from the front elevation and would extend 6.9m to meet the rear elevation, would be 1.39m wide and 3.77m high. The extension would be brick built to match the existing dwelling.

Relevant Planning History

43625 - Single storey extension & detached garage - Approve with Conditions 03/02/2005

Publicity

Letters sent to adjacent properties on 28/11/23

No responses received as a result of the publicity.

Statutory/Non-Statutory Consultations

N/a

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

H2/3 Extensions and Alterations

EN1/2 Townscape and Built Design

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, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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.

Residential amenity

The proposed extension would be single storey and located adjacent to the boundary with the neighbour, No 41. There is an intervening fence between the two properties and there are no habitable room windows on the side elevation of No 41 which would be affected. It is therefore considered the proposed extension would not have a detrimental impact on the amenity of the neighbour and would comply with H2/3 and SPD6.

Visual amenity

The dwelling is located in the corner of a cul de sac and the extension would be single storey and set back from the front elevation and would not be highly visible to the streetscene.

The extension would be brick built to match the existing dwelling.

As such it is considered the proposed development would be acceptable and comply with H2/3 and SPD6.

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 Location plan 21-Nov-2023; Existing site plan ZT23-196-01; Existing plans and elevations ZT23-196-02; Proposed site plan ZT23-196-03; Proposed plans and elevations ZT23-196-04 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	10/1/24		