

DELEGATED REPORT

Report by Amanda

Date of report: 17/03/2025

Ref:71565/FUL

Uhunmwagho

Registration: 10/02/2025

LDfC: 06/03/2025

Expiry Date: 07/04/2025

Site Visit: 06/03/2025

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: First floor side extension; Two storey front extension; Alterations to existing front elevation bay windows; Render to match existing

Location: 2 Castle Hill Road, Prestwich, Manchester, M25 0FR

Description

The application relates to a previously extended two storey detached house located on Castle Hill Road, Prestwich. The house is orientated in such a way that the side elevation faces on to Castle Hill Road and the front elevation faces on to the side elevation of no.2c Castle Hill Road to the southwest of site. There is a large driveway to the front of the house and one to the side. There are private garden areas to the northwest of the dwelling.

The proposal is to add a first floor side extension which would provide a first floor en-suite bathroom and walk-in wardrobe, a two storey front extension providing an extended porch with atrium above, alterations to the existing front bay windows and the extension would be finished with render to match the existing house.

Relevant Planning History

59159 - Single storey extension at rear; Formation of new vehicular access - Approve with Conditions 12/10/2015

Publicity

6 neighbours notified on 13/02/2025 - 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.

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 proposed first floor elevation would be to the north side elevation. As such it would not be readily visible in the streetscene. It would be finished with a design and materials that would be considered to be in keeping with the existing building.

The existing bay windows to the front of the house would be replaced with more modern square style bay windows with full glazing from the ground floor to the eaves. The two storey front elevation would be positioned in between the two sets of bay windows and it would mirror the design with glazing to the front door, ground floor windows and at first floor level right up to the eaves. The extensions would be finished with render to match the existing building.

Castle Hill Road consists of different styles of houses, some of which have been extended and modernised. The application property is a fairly unique property, especially as its orientation is side on to the highway. The changes to the bay windows and the two storey front elevation would be visible from the public realm, but given that the building is unique in the streetscene it is considered that the proposed changes to the front elevation would not have any significant detrimental impact on the character of the existing streetscene.

In addition none of the extensions would be any closer to the highway than the existing property. As such it would not have any more of an impact in the streetscene than the existing dwelling does already. The design of the proposal is considered acceptable in this location.

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 -

- The first floor side extension would provide an en-suite bathroom and a walk-in wardrobe, both of which are classed as non-habitable rooms. As such the distance to the front, side and rear boundaries would be considered to be acceptable in terms of SPD 6.
- With regards to the replacement bay windows to the front elevation, there would be no changes to the use of the rooms. As such the separation distance from the new windows to the blank side elevation of no.2c Castle Hill Road next door would be considered to be acceptable.
- The proposed two storey front extension would provide a porch at ground floor level with full height atrium above. The porch would not be considered to be a habitable room and there would be no internal access to the atrium from the first floor level. As such the distance from this part of the development to the side of the next door neighbour would be considered to be sufficient.
- The proposed development would not interfere with existing parking arrangements within the site.

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 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 driveways to the front and side of the dwelling, as well as a garage. There is also high access to public transport nearby.

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 Sheets 1 to 10 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 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 - 17/03/2025		HL -20/03/25	