

DELEGATED REPORT

Report by Amanda

Date of report: 16/08/2024

Ref:70963/FUL

Uhunmwagho

Registration: 19/07/2024

LDfC: 15/08/2024

Expiry Date: 13/09/2024

Site Visit: 09/08/2024

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: Single storey rear/side extension

Location: 13 Coronation Road, Radcliffe, Manchester, M26 3RA

Description

Planning permission was granted at this property in march 2024 for a similar style single storey side/rear extension. The current proposal is seeking to approve a slightly larger extension.

The application relates to a dormer style semi-detached bungalow with a driveway to the front of the house and private garden to the rear, with a driveway across the front of the property. There are existing outbuildings to the side/rear of the main house and a canopy across the rear elevation. The site fronts on to Coronation Road with Radcliffe cricket ground to the rear. There is an access road to the cricket ground to the east of site.

The proposal is to build a single storey side/rear extension. At the rear it would project 2925mm from the original rear elevation and it would measure 7302mm wide. Along the east side it would measure 8652mm long and it would project 2137mm from the side elevation. The extension would provide a new utility room with door to the front elevation and dining room with patio doors to the rear. It would have a parapet roof with raised roof lantern to the centre and the walls would be rendered.

Relevant Planning History

70568 - Single storey rear/side extension - Approve with Conditions 28/03/2024

Publicity

6 neighbours notified on 25/07/2024 - 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.

The rear section of the would not be openly visible in the streetscene along Coronation Road. However, the side extension would be visible from the east given its location adjacent to an access road to Radcliffe Cricket Club to the rear of the site. It would project

further forward than the previously approved extension at this property, but it would still be set back from the main front elevation.

The extension would be finished with render which would be different to the existing brick finish to the dwelling, but given its location and limited visibility of the structure it is considered that it would not have any significant detrimental effect on the character of the existing streetscene. 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.

Residential Amenity -

- There are no residential properties to the rear of the site.
- The extension would be single storey and would not have any windows to either side elevation. As such there would be no concerns regards loss of privacy at the adjacent properties.
- No.11 to the east of site is separated by an access road. The separation distance to this property would be acceptable in terms of SPD 6.
- The drawings show that all of the development would be built within the residential curtilage.
- There would be sufficient amenity space remaining to the rear of the site.
- The position of the extension would not affect the 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 that it is no more than 3m on the boundary adjacent to the attached dwelling.

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 the front of the site.

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 01, 02, BP and SP 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.

- 3 The external finishing materials for the proposal hereby approved shall be render as noted on the approved drawing.

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 -	16/08/2024	DM -	20/08/2024