

DELEGATED REPORT

Report by Amanda

Date of report: 06/03/2023

Ref:68842/FUL

Uhunmwagho

Registration: 06/10/2022

LDFC: 04/11/2022

Expiry Date: 01/12/2022

Site Visit: 09/11/2022

Site Notice: N/A

Press Date: 13/10/2022

Objections: 0

Con Area: MARY

Adv Type: CA

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey extension at front/side; Single storey rear extension; Hip to gable roof conversion with new window to side elevation and rooflights to front and rear.

Location: 1 Prestwich Park Road South, Prestwich, Manchester, M25 9PF

Description

The application relates to a detached bungalow with rear dormer situated on Prestwich Park Road South at the junction with Bury New Road. The site is within the St Mary's conservation area. The house is within the Prestwich St. Mary's Conservation Area where a Direction under Article 4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 is in force, removing householder permitted development rights.

The site is elevated compared to the highways to the front and side of the site. Along the boundary with Prestwich Park Road South there is a short stone wall with planting and trees along the embankment. Along the boundary with Bury New Road there is a short stone wall and mature hedges and trees. The property directly to the south of the site is Oakhill Court and this building is classed as a Non-designated Heritage Asset. No.3 Prestwich Park Road South to the west is a large two storey detached dwelling. There is a driveway to this site directly adjacent to the rear of the site. The property has a conservatory to the rear which is at basement level of the property.

Planning permission was previously granted at this site to form a two storey dwelling, but the applicants have decided not to implement that permission.

The proposal is to build a single storey extension at front/side, a single storey rear extension and to do a hip to gable roof conversion. At the front the extension would project 3m forward of the front elevation to the same point as the existing porch and it would measure 6.96m wide. The roof would be mono-pitched.

The extension to the rear would project a maximum of 2.77m from the original rear elevation and it would measure 5.25m wide. It would have a flat roof.

The existing roof would be replaced with a pitched roof to create a further two bedrooms and a second bathroom. There would be a window installed to the side gable elevation and rooflights to the front and rear of the roof. There would be a small area of the roof which would be flat.

Relevant Planning History

66769 - Proposed roof extension to existing bungalow to form two storey dwelling; Front porch extension - Approve with Conditions 04/02/2022

Publicity

- Neighbours notified on 11/10/2022 - No comments or objections received.
- Press advert 13/10/2022.
- Site notice erected on 09/11/2022.

Statutory/Non-Statutory Consultations

Conservation Officer - No objections to revised plans received on 22/02/2023.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
NPPF	National Planning Policy Framework

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, as well as the impact on the surrounding conservation area.

Visual Amenity and Conservation area -

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 application site is within St Mary's Conservation Area, which has been covered by an Article 4 direction since 2009. The dwelling house is not considered to be a Non-Designated Heritage Asset, but 171 Bury New Road to the south of site is on the local list as an NDHA.

The existing dwelling is fairly unique detached bungalow situated at the junction of Prestwich Park Road South and Bury New Road. To the rear (south) no.171 Bury New Road is a two storey, late 19th Century building and no.3 Prestwich Park Road South to the west is a very large two storey detached house of a fairly modern style. There is a block of apartments opposite the front of the site (north). Properties to the east on Bury New Road consist of two storey properties and an apartment complex.

The proposed roof conversion would appear to remain in keeping with the style of the existing property. There would be a small area of flat roofing to part of the roof conversion but given the elevation of the property from the highway to the front and side of the site this would not be overly visible in the streetscape.

The proposed single storey extensions to the front and rear of the dwelling would be built with materials and a design that would be considered to be in keeping with the existing dwelling. The single storey rear extension would have a flat roof but given its position to the rear of the dwelling it would not be considered harmful in terms of its impact on the conservation area and streetscene. The proposed rooflights would be acceptable in terms of conservation area requirements and the materials of the new windows and doors would match the existing openings on the property.

The scale and massing of the proposed development would not be considered excessive on the property, especially as the extended building would remain subservient to the two storey properties at 3 Prestwich Park Road South and 171 Bury New Road adjacent.

Taking the above into account the proposed development would not have any significant detrimental impact on the character of the existing streetscene and it would preserve the character of the conservation area and the proposal conforms to Bury UDP Policies EN1/2 - Townscape and Built Design, EN2/1 - Character of Conservation area, EN2/2 - Conservation Area Control, H2/3 - Extensions and Alterations, the NPPF, and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

Residential Amenity -

- Properties to the front, on the opposite side of Bury New Road would be more than a sufficient distance from the extended property not to have any significant detrimental effect on residential amenity at those properties.

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- The new bedroom window to the north side elevation would be over 30m from the apartments to the north of site.
- The proposed rooflight to the rear of the property and single storey rear extension would not have any significant detrimental impact on residential amenity at 3 Prestwich Park Road South, next door.
- The only addition to the south side of the dwelling would be the single storey front extension which would have a door in the side elevation and there would be a window to the single storey rear extension facing the boundary with 171 Bury New Road next door. Neither the door or new window would be to a habitable room and they would be positioned well away from the shared boundary. As such there would be no significant detrimental impact on residential amenity at 171 Bury New Road.
- The development would have no impact on 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 separation distance to the surrounding properties.

Parking -

The proposal would increase the number of bedrooms from 2 to 4 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 an area at the front for parking at least three vehicles and this would remain following the completion of the development. The area is high access in terms of public transport. 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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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, 02,03, 04 and 05 received on 01/09/2022, Proposed site plan numbered 10 and location plan received on 10/10/2023, drawing numbered 06B received on 03/02/2023, drawings numbered 07E and 8D received on 22/02/2023, rooflight sections numbered 10 received on 27/02/2023 and roof plan numbered 11 received on 03/03/2023 as modified by the emails from HSH Engineering Design Service Ltd .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.

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- 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>
06/03/2023			