

DELEGATED REPORT

Report by Amanda

Date of report: 13/01/2022

Ref:67767/FUL

Uhunmwagho

Registration: 17/11/2021

LDfC: 08/12/2021

Expiry Date: 12/01/2022

Site Visit: 16/12/2021

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: Two storey side/rear extension; Loft conversion; Raise roof ridge height; Front entrance porch

Location: 588 Manchester Road, Bury, BL9 9SU

Description

The application relates to a two storey detached house on Manchester Road, Bury. It has a garden to the front with brick wall along the front boundary and short fences to the side. There is a drive way to the front of the property. There is currently a drive to the side of the house and detached garage at the rear. At the rear of the property there is a private garden with fences to all boundaries and there is a single storey rear extension.

The proposal is to extend the property to the side and rear of the existing dwelling as well as a porch to the front. The ridge height of the roof is to be raised and the roof space converted in to a guest bedroom, games room, wc and storage.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified on 17/11/2021 - 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 property is a detached house in a row of hipped roof semi-detached properties. The existing property is slightly lower in height to the adjacent buildings. The increased roof would be a similar height and design to the neighbouring properties along this section of Manchester Road. As the proposed materials and a design would be similar to the existing building the overall character of the dwelling would be maintained and it would not appear intrusive in the existing street scene.

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 industrial units to the rear of the site and there would be around 8m from the

rear of the extension to the rear boundary. As such there would be no concerns regards residential amenity to the area at the rear of the site.

- Properties to the front of site would be over 20m from the front of the extended property.
- The plans show the two storey side extension would be built wholly within the site boundary and there would be three obscurely glazed windows to the side elevation adjacent to no.590 Manchester Road next door.
- The two storey extension would wrap around the rear elevation of the dwelling and would project 4m from the original rear elevation. As there is a single storey extension to the rear of no.586 next door and the extension would be built around 2m off the shared boundary with this property the projection of the extension would not have any significant detrimental effect on residential amenity at no.586 next door.
- There would be three first floor windows to the north side elevation which would be two bathrooms and a bedroom. The plans show that all these windows would be obscurely glazed. A condition would be added to the decision stating that all windows to both side elevations should remain obscurely glazed at all times in the future.

Parking -

The proposal would increase the number of bedrooms from 3 to 6 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 a vehicle and this would remain following the side extension. The area is high access in terms of public transport. In this instance then the parking arrangements are considered sufficient.

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.

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 drawing numbered NA-P01 received on 08/11/2021, revised location/site plan and proposed floor plan numbered NA-P02 received on 06/01/2022, existing/proposed streetscene drawing numbered NA-P04 received on 11/01/2022 and revised proposed elevations numbered NA-P03 received on 12/01/2022 as modified by the emails from NA Design. 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

DELEGATED REPORT

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.
- 4 Before the first occupation of the extension hereby permitted all new windows to both side elevations shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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 - 13/01/2022			