

DELEGATED REPORT

Report by Amanda Uhunmwagho	Date of report: 06/06/2023	Ref: 69635/FUL
Registration: 10/05/2023	LDfC: 06/06/2023	Expiry Date: 05/07/2023
Site Visit: 22/05/2023	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey side extension with render to elevations

Location: 11 Normandy Crescent, Radcliffe, Manchester, M26 3TD

Description

The application relates to a two storey end terrace property at the head of a cul-de-sac. There is a detached garage to the side of the property and the south east boundary runs along Bradshaw Street. There are industrial works to the south east of the site. To the front there is a small brick wall and hedges and a driveway, and there are fences to the other boundaries.

The proposal is to remove the existing detached garage and build a single storey side extension. It would project 7.33m to the side and measure a maximum of 7m directly adjacent to the main dwelling. The majority of the extension would be stepped back from the front elevation by 1.8m.

The roof would be mono-pitched, sloping up from the front elevation. At the front it would measure 2.7m high, sloping up to 3.68m at the rear. The materials used for the construction of the roof would be standing seam zinc panels. The walls would be rendered and the openings to the front and rear of the extension would be triple glazed aluminium/timber composite windows.

Relevant Planning History

N/A

Publicity

Neighbours notified on 15/05/2023 - No comments or objections received.

Statutory/Non-Statutory Consultations

Canal & River Trust - No comments received.

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 -

As the property is located at the head of a small cul-de-sac the extension would only be readily visible by anyone directly to the front of the site. There are roads to the side and rear of the site, with 2m high fencing to the side and rear. As such only the upper part of the extension would be visible from these directions. 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 -

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- There would be 5m of drive length remaining to the front of the extension, providing parking for two vehicles within the site, which would be acceptable in terms of SPD 6.
- There would be around 2.4m gap between the side elevation and the boundary with Bradshaw Street to the south east. This distance would be acceptable in terms of SPD 6.
- There would be over 12m from the rear elevation to the rear boundary and directly to the rear of the site is a road. As such there would be no concerns regards residential amenity to properties on Saxon Street to the rear of the site.
- As the extension would be to the side of the existing dwelling there would be no impact on residential amenity at no.9 Normandy Crescent next door.

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 the drive at the front of the site. There are no restrictions to parking on the highway along Normandy Crescent and there is easy access to public transport close by.

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, 03, 04, 05, 06 Rev A, 07 Rev A, 08 Rev A and 09 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 per the proposed drawings.
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 - 06/06/2023		HL 08/06/23	

