

DELEGATED REPORT

Report by Mo Warsame	Date of report: 11/04/2025	Ref: 71601/FUL
Registration: 10/02/2025	LDFC: 10/03/2025	Expiry Date: 07/04/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side extension; Two storey/single storey rear extension

Location: 17 Hereford Drive, Prestwich, Manchester, M25 0JA

Description

The application relates to a two-storey detached house on a residential street of similar properties. The dwelling has a driveway to the side and gardens to the front and rear. The neighbouring properties on either side are No. 15 and No.19 Hereford Drive.

Planning permission is sought for Two storey side extension and part single part two storey rear extension. The development would accommodate open plan kitchen/diner/living and play room on the ground floor along with two additional bedrooms, one with ensuite bathroom on the first floor. The two-storey side element would project 2.2 metres to the side, and would have 1.5 metre setback on the first floor. The part single part two storey rear extension would project 4 metres to the rear, beyond the principal rear elevation. The single element would run to the side the entire width of the dwelling, while two storey element would only run 5m to the side. The development would have pitched roof and would be constructed with matching materials.

Relevant Planning History

71600 - Single Storey Side/Rear Extension .

Publicity

Neighbour letters sent. on 17/02/2025. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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.

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.

SPD 6 seeks to prevent two storey side extensions from causing a terracing effect by requiring a 1.5 metre set back to the main frontage or to the boundary. The street scene shows a strong build line and setback on the frontages of the properties with similar extensions. The proposed two storey extension would meet this requirement by having a 1.5 metres setback from the frontage on the first floor. Therefore, the side extension would not lead to uncharacteristic terracing.

The proposed two storey side extension would be simple and unobtrusive design that would not detract from the character of the existing dwelling. The proposed part single, part two storey extension to the rear would also be considered suitably in scale. Overall, the development would match existing materials and not overwhelm the dwelling or result in

over development of the associated residential amenity space. Furthermore, there are several similar developments approved within this street. As such, it is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- In terms of overlooking and privacy to the rear, there would be over 7 metres separation distance to the rear boundary from the proposed development. This meets the guideline set by the SPD6.
- The two-storey side extension would have a blank wall with no proposed windows facing the adjacent neighbour and therefore, there would be no adverse impact on No 15.
- In terms of the general prominence and impact on daylight the development would have some impact on part of the rear garden in the afternoon. However, the overshadowing would not be seriously excessive above and beyond the existing situation. In this respect the proposal would not lead to such a serious impact to warrant a refusal.

Highways

The proposal will result in two additional bedroom but there will be no changes to the parking layout. Therefore, the driveway at its current condition would meet the maximum parking requirements.

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 Dwg no. 002, Dwg no. 003.4, Dwg no. 502 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 Unitary Development Plan and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	11/04/2025	DM	11/04/2025

