

DELEGATED REPORT

Report by Sam Summers	Date of report: 04/03/2024	Ref: 70382/GPDE
Registration: 27/12/2023	LDFC: 25/01/2024	Expiry Date: 07/02/2024
Site Visit: 26/02/2024	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: 1 Albert Road, Whitefield, Manchester, M45 8NN

Description

A Prior Approval application for a larger home extension to a semi-detached brick and tile two storey dwellinghouse.

The application is for a single storey flat roofed extension off the rear wall of the original dwellinghouse. It would extend beyond the original rear wall by 6.00 metres and have an overall height of 2.95 metres. There is an existing rear extension at the property which projects approximately 3.10 metres the proposal is replace this extension and bring the total projection to 6.00 metres. The proposal would extend along the boundary with the attached neighbour to the south (3 Albert Road). The extension would project approximately 2.9 metres beyond the existing rear extension of the attached neighbour. The boundary treatment to all sides is an approximately 2m high fence.

1 objection received, this objection has been detailed below.

As an objection has been received, the regulations require that the impact of the proposed development on the amenity of all the adjoining addresses must be assessed.

Relevant Planning History

70371 - Single storey front extension - Approve with Conditions 19/02/2024

Publicity

Letters sent 04/01/2024 - Objection received 22/01/2024 - I have taken some advice and I can't understand why the structure needs to be so high. My other concern is the environmental impact it will have on the land

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The proposal would not extend beyond the rear wall of the original dwelling by more than than six metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Second Report Post Objection

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 proposed extension would be located to the rear of the dwelling and as such would not impact on the character of the streetscene. Single storey extensions are common features to the rear of the properties and as such is considered to be in keeping the residential character of the locality. The proposed windows and doors are suitably aligned, and the use of matching materials is appropriate.

The proposed extension would not overwhelm the original dwelling, and a suitable area of amenity space would be retained at the side/front for the host dwelling.

The proposed extension is therefore considered to 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.

- The extension would project around 2.9m past the rear of the existing extension at no.3 Albert Road. This would be within the limits as set out in SPD 6. There is currently an approximately 2m high fence between No.1 & 3 Albert Road which would screen a large part of the proposed extension. Whilst there is a small difference in levels between the two properties it is not significant enough to significantly change the impact of the proposed extension. Given the location of the extension to the North of No.3 Albert Avenue it is not considered that the proposal would cause any significant loss of light to the garden to No.3 than the existing situation or for any significant part of the day.
- There would be a sufficient distance between the extension and the property to the rear not to have any significant detrimental effect on residential amenity on No. 2 Elizabethan Close.

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- Given the distance and location of 10 Meander Row the extension would not have any significant detrimental effect on that property.
- There are no windows proposed facing No.3 Albert Road. There is a window proposed facing No.2 Elizabethan Close and a window and door facing 10 Meander Row, but given the distances and existing boundary treatments they would not have any significant detrimental impact on residential amenity at those properties/yards.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

Response to objection: The height of the extension is 2.95m this is standard for single storey rear extension and is the height allowed under permitted development. In fact under permitted development extension can be up to 4m in total with 3m to the eaves. As such it is considered that a 2.95m flat roof extension is acceptable in regards to its height. All other material planing considerations have been addressed in the main body of this report.

Recommendation: Prior Approval Not Required

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	04/03/2024	DM	04/03/24