

DELEGATED REPORT

Report by Tom Beirne	Date of report: 17/05/2022	Ref: 68182/FUL
Registration: 31/03/2022	LDfC: 13/05/2022	Expiry Date: 26/05/2022
Site Visit: 10/05/2022	Site Notice: N/A	Press Date: 21/04/2022
Objections: 0	Con Area: POPP	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Demolition of existing garage and outbuilding and replacement with single storey side extension; external alterations and addition of new windows to ground and first floor and 2 no. roof lights to side elevation; new gate and fencing at side and steps to rear garden and widened access at front

Location: 19 Guest Road, Prestwich, Manchester, M25 3DJ

Description

The application relates to a red brick semi-detached house on a residential road of similar properties within the Poppythorn Conservation Area. The property has a detached brick built, flat roof garage to the side of the house and a hardstanding area for parking at the front.

The proposal, which is a revised scheme following a previously approved scheme for a side extension, involves demolition of the existing garage and constructing a single storey side extension on a similar footprint. The extension would accommodate a home gym and dining area. It would project out 4.1m to the side boundary with No.17 Guest Road and run 10.5m from the front elevation towards the rear. The extension would have a mono-pitched roof behind a brick parapet wall at the front. There would be an access passageway between the extension and the side boundary, linking the front garden to the rear.

The previously approved decked area at the rear has been removed from the current scheme. The new patio doors now open onto steps going down to the garden.

The proposal also involves removing a small section of the front boundary wall (2.4m) to allow the widening the existing access. This element was approved under the previous scheme (66666).

Relevant Planning History

66666 - Demolition of existing garage and outbuilding and replacement with single storey side extension; Replacement of windows to existing house; Provision of raised terrace to rear and widened access at front. - Approved 14/05/2021

Publicity

Immediate neighbours notified by letter dated 08/04/2022. Site notice posted. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No Objection.

Pre-start Conditions - N/A

Unitary Development Plan and Policies

H2/3 Extensions and Alterations

SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN1/1	Visual Amenity
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control

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.

Visual amenity and heritage - A heritage statement has been submitted with the application to address the heritage/conservation area issues.

The building is not listed but is within the CA. para72 requires decision making to have

regard to the desirability for the preservation or enhancement of the CA.

The proposal comprises the removal of the existing single storey garage and the provision of a single storey extension, all built with traditional brick and stone materials, in keeping with the Conservation Area. The extension would present itself as a single storey extension from the road and would reflect the details of the existing house.

It is considered that the proposed extension has sufficient integrity to contribute to the amenity of the dwelling by preserving the character of the Conservation Area or conflicting visually or technically to the existing property. The proposals are in keeping with the area and would allow for the preservation of the original historic building and ensure its architectural distinctiveness within the conservation area.

The proposals have been designed to ensure that the impact from street level is minimised. This has been ensured by keeping the roof line of the parapet to first floor window cill level and utilising stone features to reflect the existing house i.e. window surrounds, string bands and brick plinth course. Brickwork would match the existing in a smooth faced Accrington brick or similar.

In terms of visual amenity, heritage and the impact on the conservation area, the proposal is considered acceptable and complies with the NPPF and UDP Policies EN1/1, EN2/1, EN2/2 and H2/3 and guidance in SPD6.

Residential amenity - Given the size and siting of the extension to the side of the house, with no principle habitable room windows to the side of No.17 Guest Road, there are no issues arising in terms of residential amenity of the residents at this property. The two new windows on the side elevation, the ground floor kitchen and first floor bathroom/WC are not habitable and would not increase overlooking towards No.17

On the other side of the site, the previously approved decking has been substituted for steps down to the garden area. This does not raise any issues with regard to residential amenity. The proposal is acceptable in terms of residential amenity and complies with UDP Policy H2/3 and guidance in SPD16.

Parking and access - Although the garage would be lost, there is sufficient space on the hardstanding to the front of the house to park two cars. This is acceptable and complies with UDP Policy H2/3 and guidance in terms of parking. The widened access would allow easier access onto the frontage for parking whilst retaining majority of the existing front boundary wall. The proposal is acceptable in terms of parking and access and complies with UDP Policy H2/3 in this respect.

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 R0643-1A, 02A, 20/C, 21/C, 22 and 23 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 listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.

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Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 4 No works to the access shall be carried out unless and until full details of the proposed access/footway crossing onto Guest Road, indicated on approved plan reference R0643-23, are submitted and approved by the Local Planning Authority. The approved details shall be implemented prior to the first domestic use of the extension.

Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to UDP Policy H2/3 Alterations and Extensions and associated guidance document SPD6.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	17/05/2022		