

DELEGATED REPORT

Report by Jane Langan	Date of report: 17/11/2023	Ref: 70166/FUL
Registration: 13/10/2023	LDfC: 10/11/2023	Expiry Date: 08/12/2023
Site Visit: 30/10/2023	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey / two storey extension at side; external alterations including change from rear ground floor window to door and window

Location: 24 Stanway Road, Whitefield, Manchester, M45 8EG

Description

The property is a two storey semi detached house. It has a garden to the front and a drive which runs along the side and leads to a detached garage. To the rear it is extended single storey and has a fenced garden the rear boundary borders the garden to 21 Ridge Crescent. The adjoining neighbour is No.22 and is extended single storey at the rear attached to that to the site. To the opposite side No.26 is the same semi type and slightly lower. It has its drive alongside that to the site and a detached garage. To the rear it is extended single storey.

The application includes a two storey extension at the side coming out 2.3m set 1.9m back from the front elevation. It would run up to the main two storey rear elevation where it would then reduce to single storey for 3.3m, linked to and to the same depth as the existing single storey. The extension would form a garage/store with extended kitchen and an additional bedroom at first floor. The plans also note a ground floor window to the rear elevation to be replaced with a door/window.

Relevant Planning History

49485 - Single storey extension at rear - AC 08/04/2008.

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Unitary 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) 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 design - The proposed two storey extension would be built almost to the boundary. As it would be set 1.9m back from the front elevation terracing would not be an issue.

The main roof would be hipped roof and set below the main ridge. To the rear the single storey would have a monopitch roof linked to the existing and roof lights added.

Materials would be roof tiles to match the existing and the walls in brick similar to the existing.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 3 to 4 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 a drive at the side and there would be a drive in excess of 5.5m in length following the extension. The area has on street parking and there is public transport

available. In this instance then the parking arrangements are considered acceptable.

Residential amenity - The proposed two storey would run adjacent the side elevation to No.26. It would not project past its front or rear elevation and therefore there would be no impact on the principle windows to the main aspects of this neighbouring property. The proposed single storey at the rear would run to be level with that to No.26 and the side elevation would be blank wall.

There would be a distance in excess of 7m from the proposed first floor bedroom window to the rear boundary.

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.

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 24SR/1 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	17/11/23		