

DELEGATED REPORT

Report by Mo Warsame	Date of report: 02/10/2025	Ref: 72287/FUL
Registration: 08/08/2025	LDFC: 26/09/2025	Expiry Date: 03/10/2025
Site Visit: 02/10/2025	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: Demolition of existing rear outbuilding and erection of two storey extension at side and single storey extension at rear

Location: 61 Coronation Road, Radcliffe, Manchester, M26 3RA

Description

The property is situated on the corner and is among a row of terraced housing forming a fourplex. The premises has a drive to the front and a garden to the rear. The adjoining neighbour is No. 63 Coronation Road. No.59 (unattached) is located on the opposite side.

The planning permission is sought for the construction of a two storey side extension and a single storey rear extension. The proposed single storey rear extension would project 2.92m to the rear and 2.6m beyond the side elevation. The two storey side element would also project 2.6m to the side, run to the principal rear elevation and would have a setback of over 1.4m from the front elevation.

The development would have pitched roof above all extensions and the proposal would accommodate one bedroom/office, open plan kitchen/diner, WC and a new entrance porch on the ground floor. There would be a further proposed bedroom on the first floor.. Moreover, the proposed extension would be constructed with matching materials.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 05/09/2025. 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 PpE 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

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

SPD 6 states, to avoid the appearance of uncharacteristic terracing, the front elevation at first floor level should be set back by at least 1.5m from the main frontage of the original dwelling. The proposed two-storey side extension would be setback by 1.4M from the front elevation and there would small setback between the proposed extension and side boundary. Therefore, the proposed development would be acceptable and as a result appear subservient to the host property.

Situated to the side, the two storey side extensions would be visible from the street scene.

However, the extensions would have a simple design and would be modest in scale. Additionally, the extensions would not interfere with the existing parking. The proposed single storey rear element would also be a modest extension with a projection of less than 3m. Moreover, the proposal would be constructed with matching materials.

It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and therefore complies 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.

There would be no proposed side windows on both the single storey rear and two-storey side extensions.

SPD states that a single storey extension should not project more than 3m along a neighbouring boundary. The proposed extension would project 2.92m. Therefore, the extension would be considered acceptable in this instance.

The proposed two storey side extension would not project beyond the principal rear elevation and as such the 45° rule there would not apply and therefore no detrimental impact on the adjacent neighbours.

There are sufficient distance to the rear boundary and no properties exists directly beyond. This exceeds the 7 metres required by SPD 6. Therefore, there would be no detrimental impact in terms of overlooking and privacy.

Overall, there would not be any seriously negative effect on the residential amenity of any adjacent neighbouring properties. The proposal therefore conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Parking

The proposal will result in two additional bedrooms, one on the first floor and one, in the ground floor. However there will be no changes to site access or parking. The current parking conditions therefore meets 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. 997-06, Dwg no. 997-07, Dwg no. 997-08, Dwg no. 997-09, Dwg no. 997-10. and the development shall not be carried out except in accordance with the drawings hereby approved.

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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	02/10/2025		