

DELEGATED REPORT

Report by Mo Warsame	Date of report: 01/07/2025	Ref: 71699/FUL
Registration: 11/03/2025	LDFC: 03/04/2025	Expiry Date: 06/05/2025
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: Single storey wrap-around Front/Side/Rear Extensions

Location: 26 Carisbrook Avenue, Whitefield, Manchester, M45 6UP

Description

The site relates to a semi- detached dwelling, which is located on Carisbrook Ave. The dwelling is two storey house that is constructed from brick with render and a tile roof. There is a driveway to the front and garden to the rear.

Planning permission is sought for the erection of a single storey wrap-around front/side/rear extension. The extension would project 1350mm to the front, 2000mm to the side and 2255mm to the rear. The development would facilitate an entrance porch and an office, along a kitchen/diner extension towards the rear. The development would be constructed using matching materials and it would have a mono-pitched roof with roof lights.

Note: The scheme has been amended following negotiations with the agent. The original proposal involved a two storey front porch extension. This would no longer be included in the new proposal. The new proposal is now for a single storey wrap-around front/side/rear extension.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 13/03/2025. No representations received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations

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.

The front and side elements would be visible from the public arena. However, these segments would have simple and unobtrusive designs and given their minor projections, they would not detract from the character of the dwelling or over dominate it. The single storey rear element would also have a simple design and a modest projection of 2.25m.

Overall, the proposed development would be appropriate in terms of scale and design and would not have any detrimental impacts on the immediate locale. Therefore, the proposal would comply with the following policy of the Bury Unitary Development Plan: H2/3 and the Supplementary Planning Document 6

Residential amenity

UDP policy H2/3 and SPD6 seeks to reduce the impact of proposals on the residential amenity of neighbouring properties.

- There would be no detrimental impact on the adjacent neighbouring properties in terms of overlooking and privacy, as there would be no proposed side windows.
- There would be over 20 metres to the properties in the front.
- There would be over 11 metres from the rear elevation of the extension to the rear boundary. This meets the 7 metres set out in SPD 6.
- The proposed extension would not project out from the existing building line in excess of 3m, beyond which the 45-degree rule would apply.
- There would remain an acceptable amount of outdoor private amenity space.
- The applicant has submitted Certificate A.

The proposed extension would be acceptable and comply with UDP Policy H2/3 and associated guidance in SPD6.

Parking

The proposal will result in no additional bedrooms and there will be no changes to site access, or parking. Therefore, the driveway at its current condition meets the maximum parking requirements.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 revised drawings numbered TDS-25-196-03, TDS-25-196-04, TDS-25-196-05, TDS-25-196-06 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	01/07/2025	DM	01/7/25

