

DELEGATED REPORT

Report by Tom Beirne	Date of report: 31/10/2022	Ref: 68690/FUL
Registration: 25/08/2022	LDfC: 22/09/2022	Expiry Date: 20/10/2022
Site Visit: 04/10/2022	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: 2 No. two storey side extensions, single storey rear extension, front porch and loft conversion with rear dormer to form second floor; Boundary wall/railings to front and side.

Location: 74 Sheepfoot Lane, Prestwich, Manchester, M25 0DT

Description

The application relates to a detached two storey house on the corner of Sheepfoot Lane and Edgeware Avenue. There is a driveway to the side, off Edgeware Avenue and a detached garage in the rear garden. There is an existing single storey lean-to extension to the left hand side (when viewed from the front) and the adjacent property is a bungalow, separated by a tall boundary fence. The houses on Edgeware Avenue are traditional, brick built, semi detached houses.

The applicant wishes to extend the house to create a large kitchen area, at two lounge spaces and additional bedrooms for children and extended family. The scheme includes 2 storey extensions to either side. The right hand side extension continues the line of the front wall of the existing house and where the ridge line has been turned through 90 degrees to create a gable feature on the end elevation (facing onto Edgeware Avenue), with the walls finished in render to create a unified mass for the main body of the house. The right hand side extension is set back from the side boundary by 2m to maintain a buffer to Edgeware Avenue.

The right-hand side extension is constructed in facing brickwork (as appose to render on the rest of the house) and is set back around 1m from the face of the main house frontage. The roof to the left-hand side extension has been hipped, to reduce any overbearing effect on the adjacent bungalow and where the line of the existing side extension has been maintained and a small front porch has been provided to the main entrance.

The original proposal involved the creation of a new vehicular access off Sheepfoot Lane to provide car parking for 2 / 3 cars within the front of the house but this has been deleted from the latest scheme. There would be a new 1.2m high brick boundary wall with metal railings to a total height of 1.5m.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 01/09/2022. No objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No objection.

Pre-start Conditions - N/A.

Unitary Development Plan and Policies

H2/3 Extensions and Alterations

EN1/2 Townscape and Built Design

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 - The extensions would modernise the house but would be in keeping with the existing design and appearance and would not appear incongruous within the corner plot and streetscape. Set back 2m from the side boundary with Edgeware Avenue, the extension complies with policy relating to corner plots. In terms of visual amenity, the

proposals would comply with UDP Policy H2/3 and associated guidance.

Residential amenity - In terms of impact on neighbours, extensions would not have any serious overshadowing or overlooking. The proposals would not have any significant impact on residential amenity. In terms of residential amenity, the proposals would comply with UDP Policy H2/3 and associated guidance.

Access and Parking - No objection from Traffic Team. The existing driveway would be retained and upgraded and the garage would be rendered and re-roofed. There would be two on-site parking spaces. In terms of access and parking, the proposals are acceptable and would comply with UDP Policy H2/3 and associated guidance.

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 drawings numbered R-0736-01, 02/B, 03/B, 04 and 05/D 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 Details of the materials to be used in the external elevations and boundary wall shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN2/3 Extensions and Alterations.
- 4 During construction, a storage area for the construction materials shall be provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>

DELEGATED REPORT

Tom Beirne 31/10/2022