

DELEGATED REPORT

Report by Mo Warsame	Date of report: 09/04/2024	Ref: 70468/FUL
Registration: 29/01/2024	LDfC: 23/02/2024	Expiry Date: 25/03/2024
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: Two storey side extension; Single storey front extension; Render to all elevations

Location: 50 Hillingdon Road, Whitefield, Manchester, M45 7QN

Description

The application relates to a detached dwelling house located on Hillingdon Road. The premises has an area of garden to the front, with a driveway that leads to an attached single garage at the side of the property. To the rear the dwelling has been extended at single storey. An area of private residential amenity space is also located to the rear of the property.

Planning permission is sought for the removal of the existing single storey garage, and for the construction of a two-storey side extension that projects approximately 3.4m to the side, running flush with the principal front and rear elevations of the main property. The proposal also includes the provision of a pitched roof over the proposed front extension and a pitched roof canopy over main entrance door on the front elevation. The proposed front extension would project 2.1m to the front. Additionally, all elevations would be finished with render.

Relevant Planning History

63873 - Two storey side extension and pitched roof over porch/canopy at front - Approve with Conditions 10/04/2019

Publicity

Neighbour letters sent. No Objections.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

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, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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

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.

SPD 6 states, to avoid the appearance of uncharacteristic terracing, the front elevation at first floor level should be set back by at least 1.5 metres from the main frontage of the original dwelling. In this instance there would be a 1 metre gap to the boundary, and no set back to the front proposed. The dwelling at No. 48 is of a different style to the host property, that has recently built a single storey side extension with pitched roof over porch area and render to all elevations. It is considered that should this property wish to extend at first floor in the future, it is likely that they would extend over the existing single storey extension that maintains a 1 metre gap to the common boundary. In this instance, taking into consideration the gap that can be maintained between the properties, the render proposed

on No. 48 and the different styles in properties it is considered that the proposal would not lead to the uncharacteristic linking up of dwellings.

The proposed side extension is considered to be acceptable in terms of scale and massing and would not overwhelm the dwelling or result in over development of the associated residential amenity space. The proposed windows are considered to be suitably aligned, and the pitched gable roof replicates the shape and style of the original property. The rendering finish would also be considered to be appropriate, given it is very common within this street.

SPD 6 states that the conversion of existing flat roofs to pitched roofs is generally considered to be acceptable. The proposed front extension would be a modest in scale with pitched roof, and would also have unobtrusive design, which would be acceptable.

Overall, the proposed development would not be a prominent feature in the street scene and would comply with Policies H2/3 of the Bury Unitary Development Plan and SPD6.

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

- No windows proposed facing towards No. 48
- Extension located adjacent to blank elevation of No. 48
- Proposed extension does not project beyond the principal front and rear elevations of No. 48
- Proposed first floor rear window relates to a non-habitable room (en suite) and as such aspect standards not applied.
- Rear ground floor utility window would be screened by existing boundary treatments.
- First floor front bedroom window would have an onward view of a road, with an oblique view of the side elevation and front garden of No. 51 and as such it is considered that the proposal would not lead to undue overlooking.
- Ground floor front of proposed extension relates to a garage

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. 2720_WHI_02_Planning, dwg no. 2720_WHI_03_Planning Rev B 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>
MW	09/04/2024	DM	09/04/2024