

DELEGATED REPORT

Report by Amanda

Date of report: 17/06/2022

Ref:68373/FUL

Uhunmwagho

Registration: 25/04/2022

LDfC: 04/06/2022

Expiry Date: 20/06/2022

Site Visit: 13/06/2022

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: New porch at front; First floor extension at side/rear and Alterations to front elevation/roof

Location: 12 Hillingdon Road, Whitefield, Manchester, M45 7QN

Description

The application relates to a two storey previously extended detached property with gardens to the front and rear of the dwelling. The whole of the front area of site is paved providing on site parking for at least three vehicles. To the rear of the property there is a private garden with fences, planting and trees to all boundaries. Immediately to the rear of the house is a patio area which has a wall along the rear separating it from the lawned area. There are steps down to the grassed level beyond.

The proposal is to add a new porch to the front of the house as well as a first floor extension to the side/rear and alterations to the roof design and front elevation. The flat roof would be replaced with steep pitched design and the ridge would be built up to the same level as the existing ridge of the roof. It would remain hipped on the southern side.

The first floor level would be rearranged internally and two bedrooms would be added to the side/rear. The first floor side/rear extension would overhang the ground floor to part of the side and rear elevations and the master bedroom would have a Juliet balcony.

Relevant Planning History

N/A

Publicity

Neighbours notified on 13/05/2022 - No comments or objections received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant.

Unitary 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) 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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

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.

Hillingdon Road consists of many different style of properties including both bungalows and two storey properties, Many of which have been extended and modernised. As viewed within the streetscene the design of the proposal is considered to be in keeping with the existing building and would not have any significant detrimental effect on the character of the streetscene.

The rear of the property would also be modernised and part of the extension to the north

side would hang over the ground floor below. This feature would be quite different to other property along Hillingdon Road but it would be considered in keeping with the extended building and this part of the extension would not be readily visible in the public realm. As such it would not cause harm to the character of the existing street scene.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity.

Residential Amenity -

- On the whole the extension would not project forward of the existing front elevation. Only the new porch would project slightly further forward of the existing front elevation and it would not interfere with parking arrangements within the site.
- There would be no new windows installed to the southern side of the property adjacent to no.14 next door. As such there would be no concerns regarding impact on privacy levels at this property.
- There are currently two small windows in the northern side elevation. These would be replaced with two larger windows in the same position. As these windows face on to the side of the garage at no.10 next door there would be no significant detrimental effect on privacy levels between the two properties.
- The height of the building would increase on the northern side and as such any impact on light to no.10 next door needs to be considered. Given the position of the existing building on site it would already have some impact on the path of light to the side/rear of no.10 next door. Any increase in detrimental effect at no.10 would be considered minimal and therefore the extension would be considered acceptable in the position shown.
- The extension would be around 17m from the rear boundary and there are lots of mature trees and planting along the side/rear boundaries which would screen most of the views to and from the site. This distance would be considered acceptable in terms of SPD 6.

With the above in mind the proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of residential amenity.

Parking -

The proposal would increase the number of bedrooms from 3 to 5 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 whole of the front of the site as existing is paved providing on site parking for at least three vehicles and this would remain following the development being completed. In this instance then the parking arrangements are considered sufficient.

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

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of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings numbered 2281/L1-100, 2281/L1-101 and 2281/L2-201 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 17/06/2022			