

DELEGATED REPORT

Report by Amanda

Date of report: 18/12/2024

Ref:71311/FUL

Uhunmwagho

Registration: 12/11/2024

LDfC: 04/12/2024

Expiry Date: 07/01/2025

Site Visit: 28/11/2024

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: PI

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: 2 no. single storey side extensions

Location: 36 Stainton Road, Radcliffe, Manchester, M26 3TP

Description

The application property is a two storey detached house situated at the top of a cul-de-sac. There are a mixture of bungalows and two storey houses along Stainton Road. At the front of the site is a large open front garden with driveway for at least three vehicles. To the rear there is a long garden. There are fences to all boundaries. Directly to the rear of the site is a play area and there is a public footpath to the north side of the site.

The applicant has already commenced building the side extensions, but work has currently ceased since the planning application was submitted. The buildings are to be used for storage at the property. The extension has an overall length of 11,199mm and the north side elevation is stepped in and angled following the line of the side boundary. The structure measures 6580mm wide at the front and 3302mm at the rear. Part of the extension has a shallow pitched roof and part of it is flat.

There would be two sets of doors to the front along with two small windows to the rear elevation and patio doors for access from the rear garden. The walls would be finished with brick slips to the front elevation and anthracite grey upvc cladding to the side and rear elevations. It would have a EDPM flat roof.

Relevant Planning History

24/0334 - Wooden structure built to side and rear elevations -

Publicity

6 neighbours notified on 12/11/2024 - No comments or objections received.

Statutory/Non-Statutory Consultations

Public Rights of Way Officer - No comments or objections received.

Traffic Section - No objections to revised drawings received on 11/12/2024. - condition to add regards material storage.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

PFE Places for Everyone

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.

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.

As the site is very open at the front the whole of the front elevation would be visible in the streetscene. However, as the front elevation would be finished with brick slips it would be considered to be in keeping with the existing building.

The other elevations would be finished with anthracite grey upvc cladding. Given that there is an existing 2m high boundary fence to the north side of the site most of the extension would be screened by that and the extension would not have any significant detrimental effect on the character of the streetscene. The design of the proposal is considered acceptable in this location.

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, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- There are no residential properties directly to the rear of the site.
- Houses to the front would be more than a sufficient distance from the extended property not to have any significant detrimental impact on residential amenity at those properties.
- The extension would not interfere with the existing parking arrangements within the site.
- As the extension would be to the north side of the property and there would be over 7000mm from the patio doors to the shared boundary with no.34 next door there would be no significant detrimental effect on residential amenity at that property.
- The plans show there would be no encroachment on to the adjacent footpath to the north side of the site.
- No.38 Stainton Road to the north is located on the opposite side of the footpath and there are high hedges along the boundary at that property. As such there would not be any seriously detrimental effect on residential amenity at this property.

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 separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the drive at the front of site.

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 drawing numbered 2880_RAD_03_Build_Regs_Rev_C received on 11/12/2024 as modified by the email from CD Wilkinson Plans dated

11/12/2024. The development shall not be carried out except in accordance with the details 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 in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall match be brick slips to the front elevation and Anthracite Grey Cladding to the side and rear elevations.

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.

- 4 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose 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 pursuant to UDP Policy H2/3 Extensions and Alterations.

<u>Case Officer</u> AU - 18/12/2024	<u>Date</u>	<u>Sign off Officer</u> HL - 18/12/2024	<u>Date</u>
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