

DELEGATED REPORT

Report by Amanda Uhunmwagho	Date of report: 12/12/2024	Ref: 71288/FUL
Registration: 05/11/2024	LDfC: 27/11/2024	Expiry Date: 31/12/2024
Site Visit: 26/11/2024	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 rear extension; Two storey side extension

Location: 11 Woodward Road, Prestwich, Manchester, M25 9TX

Description

Planning permission was granted at this property in 2022 for a similar development. The difference between that application and the current one is that the two storey side extension would be slightly larger than previously approved.

The existing property on site is a two storey semi-detached house with an attached garage to the side. The whole of the front of the site is paved for parking and there is a brick wall across part of the front boundary with fences to either side. At the rear there is a small patio area and a long lawned garden. There is planting and fences to the boundaries. The attached property, no.9 Woodward Road has a single storey rear extension adjacent to the shared boundary.

The proposal is to build a two storey side extension and a single storey extension to the rear. At the side the extension would replace the existing garage with a garage and utility room at ground floor with a bedroom above. It would project 2.83m from the existing side elevation and it would have an overall length of 7.82m at ground floor level. The roof would be hipped. The first floor extension would be set back from the main front elevation by 1.5m.

The single storey rear extension would project 3m from the original rear elevation and would measure 7.5m wide. The roof would be pitched with three rooflights and there would be bi-folding patio doors to the rear. The side elevation adjacent to the shared boundary with no.9 (attached) would be around 250mm according to the plans.

Relevant Planning History

68310 - Single storey / two storey extension at side and single storey extension at rear - Approve with Conditions 21/06/2022

Publicity

7 neighbours notified on 06/11/2024 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

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.

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.

The extensions to the side and rear of the property would be built with materials and a design that would be considered in keeping with the existing building as well as other dwellings in the immediate vicinity. The 1.5m set back at first floor level from the original front elevation means the proposal is considered acceptable in terms of 'terracing' and the effect on the streetscene.

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 -

- The single storey rear extension would be around 10m to the rear site boundary. This distance would be more than acceptable in terms of the requirements set out in SPD 6.
- The single storey rear extension would project 3m from the original rear elevation and its overall height would be 3.5m to the ridge. Taking in to account that the applicant could build a single storey rear extension projecting up to 3m as Permitted Development and that it would project less than 1m beyond the rear elevation of the single storey rear extension at no.9 next door the single storey rear extension would be considered acceptable in terms of SPD 6.
- No.13 to the west of the site has no habitable room windows to the side elevation and there is a detached garage directly adjacent to the shared boundary. As there would be no windows in the proposed side elevation adjacent to this property there would be no significant detrimental effect on privacy at no.13.
- The new first floor element would be set back from both the front elevation of the application dwelling. This means that the first floor section would not project forward or to the rear of no.13 next door.
- The plans show that all of the extension would be built within the site boundary and certificate A has been submitted with the application. With this in mind there would be no concerns regards encroachment of land at numbers 9 and 13 Woodward Road.
- Separation distances between the site and properties to the front and rear of site would be acceptable in terms of SPD 6.

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 increase the number of bedrooms from 2 to 3 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 2 parking spaces.

The drive way length directly to the front of the existing garage is already sub-standard and the owner of the property parks one vehicle across the front of the property and one on the road side in front. The side extension would be built no further forward than the existing garage to the side meaning the existing parking arrangements would not change when the development is complete. The area has on street parking and there is public transport available. 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 of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawing numbered 2387_PRE_01_Planning_Rev_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 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 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 - 12/12/2024		HL - 19/12/2024	