

## **DELEGATED REPORT**

**Report by** Amanda

**Date of report:** 12/12/2024

**Ref:**71173/FUL

Uhunmwagho

**Registration:** 07/11/2024

**LDFC:** 03/12/2024

**Expiry Date:** 02/01/2025

**Site Visit:** 26/11/2024

**Site Notice:** N/A

**Press Date:** N/A

**Objections:** 0

**Con Area:** N/A

**Adv Type:** N/A

**Reason for Delay:**

**EIA:** NA

N/A

**Dec Level:** DEL

**Stat Class:** HOUS

**Proposal:** Side extension, front porch, raising of ridge height by 1.3 metres and loft conversion with dormers to front and rear

**Location:** 157 Park Lane, Whitefield, Manchester, M45 7DZ

### **Description**

The application relates to a detached bungalow. The site is triangular in shape and the front garden is much larger compared to the rear. The site is location to the north west of Sedgley RUFC and there are residential properties to the front, rear and north side of the site. At the time of the site visit there were groundworks taking place on site.

The proposal is to raise the ridge by 1300mm, and would include a pitched roof above the existing flat roof. The roof extension would facilitate a loft conversion with dormers to the front and rear, as well as an extension to the south side of the dwelling and a front porch. The extension to the south side would measure 5000mm x 3134mm. It would provide a garage at ground floor level with a bedroom above.

The front porch would be built central to the front elevation. It would measure 1541mm x 3255mm and the roof would be pitched. There would be a window above the entrance door at the front.

The loft conversion would provide room for three bedrooms, two bathrooms, utility room and a storey. There would be three pitched roof dormers to the front and one rooflight. To the rear there would be one pitched roof dormer and one rooflight. There would be no windows to either side elevation. The front and north side elevations would be finished with render and the rear and south side elevations would be brick. The existing driveway access would also be widened from 2976mm to 4500mm.

### **Relevant Planning History**

N/A

### **Publicity**

8 neighbours notified on 11/11/2024 - 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 local area consists of different types of properties including both two storey dwellings and bungalows. There are a mixture semi-detached, detached and terrace properties nearby, some of which have been extended. Properties also have a variety of finished materials including brick and render. As such the proposed finished materials would not have any significant detrimental impact on the character of the existing streetscene.

The bungalow is quite unique in the existing streetscene. As such the proposal to increase the ridge height and add dormers to the front would not cause any significant detrimental impact in the current streetscene. There are some examples of other properties with front and rear dormers in the immediate vicinity as well.

The proposed dormers to the front would be relatively small on the front of the property and would not occupy a disproportionate amount of roof space. 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 -**

- Separation distance from the application dwelling to properties on the opposite side of Park Lane to the front would be acceptable in terms of SPD 6.
- There are no residential properties to the south side of the site.
- The distance to properties directly to the north of the site would be acceptable in terms of SPD 6.
- Numbers 153 and 155 Park Lane to the rear of the site are a pair of semi-detached houses which are built at a slight angle, facing the rear of the site. There is an access road in between the site and these properties. There is currently around 8000mm from the rear of the application property to the front of no.153 and around 11200mm to the centre of the front of no.155. This distance would not change. Only the height would be increased. Taking the angle of the application property compared to numbers 153 and 155 into account and that the roof would slope up, away from them it is considered that the increased roof height would not have any significant detrimental impact on residential amenity at numbers 153 and 155 Park Lane.
- There would be no windows installed to the north side elevation.
- There would be a driveway to the front for two vehicles. This would be in a similar position to the original driveway.
- The proposed site plan shows that the new hardstanding for the driveway would measure 5000mm x 5000mm.
- The existing access to the driveway would be widened from 2976mm to 4500mm but there would be no changes to the existing dropped kerb in front. As such this part of the development would not have any significant detrimental effect on residential amenity in the area or on the highway in front.

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 decrease the number of bedrooms from 4 to 3. As such parking standards do not need to be considered. However the plans show that there would be a driveway to the front of the site for two vehicles. There may be potential for further on site parking if the applicant should require it.

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 drawings numbered 002, 003, RTS/25102024/TCP 001 and RTS/25102024/TPP 002 received on 05/11/2024 and drawings numbered 201 and 001 rev 8 received on 12/12/2024 as modified by the email from Durban Design Studio dated 12/12/2024. 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 be facing brickwork to the rear and south side elevations, and render to the front and north side 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.

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|---------------------|-------------|-------------------------|-------------|
| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
| AU - 12/12/2024     |             | 20/12/2024              |             |