

DELEGATED REPORT

Report by Amanda

Date of report: 06/12/2021

Ref:67617/FUL

Uhunmwagho

Registration: 08/11/2021

LDfC: 03/12/2021

Expiry Date: 03/01/2022

Site Visit: 16/11/2021

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: Two storey side extension; Loft conversion with raised roof height; Juliet balcony to rear side elevation

Location: 21 Hillingdon Road, Whitefield, Manchester, M45 7QQ

Description

The application relates to a two storey detached property which has a two storey flat roof extension to the side/rear. Looking at the existing plans it appears that the side extension was possibly built as an annex to the property, with separate entrance but also connected to the originally dwelling internally. There is a drive way on site at the front and a garden area with a very tall conifer hedge along the front boundary. Access to the rear of the property is via a path to the side. The rear garden has fences to all boundaries and the garden is currently overgrown.

The proposal is to build a two storey extension to the front/side as well as a loft conversion which would include raising the existing ridge. There would also be a Juliet balcony window installed to the first floor side elevation of an existing bedroom. The application for also states that the walls would be rendered and white UPVC windows are to be replaced with grey UPVC windows.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified on 11/11/2021 - 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.

Although there is usually a presumption against two storey front extensions the he proposed extension to the front of this property, including the roof extension would see the two storey flat roof extension removed from the street scene which could only improve the appearance of the property in the streetscape.

Hillingdon Road consists of mostly of two storey detached properties as well as some detached bungalows. Many of the buildings have been previously extended and there are variety of different size or style of dwelling along this road. The proposed design of the application property, including the render finish would be similar to other properties within

the existing streetscape and as such the extended building would not appear out of character along Hillingdon Road.

Alterations to the rear of the property would be considered in-keeping with the original building but as the rear of the property would not be visible from the front these changes/additions would not cause any harm to the character of the streetscape. 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.

Residential Amenity -

- Properties to the front of the site would remain over 20m from the front of the extended property which would be more than sufficient not to have any significant detrimental impact on residential amenity at these properties.
- There would be no change to separation distances to properties at the rear. There is a first floor bedroom window in the rear elevation of the existing extension which is within 20m of a single storey rear extension on the house directly to the rear but it is over 8m from the rear boundary. As the bedroom window would remain over 7m from the rear boundary it is considered there would be no significant detrimental effect on residential amenity at properties to the rear of the site.
- The two storey side extension would be built adjacent to the side elevation of no.23 Hillingdon Road. As this property has no habitable room windows in the side elevation and the extension would not project forward of this property it is considered that this part of the development would not have any significant detrimental impact on residential amenity.
- At the rear the only change to the existing two storey extension on site would be the new pitched roof. As this roof would slope away from the boundary with no.23 it would not have any more of an impact on possible overshadowing than the existing property does already, especially as the site is positioned north of this particular neighbour.
- No.19 to the north of site has a two storey extension built right up to the shared boundary with the site as well as a single storey rear extension. A Juliet balcony would replace the existing first floor bedroom window facing this site but as there would be over 7m to the shared boundary it would be acceptable in terms of SPD 6.
- The increase in roof height from 7569mm to 8462mm would result in the building being slightly taller than both adjacent properties. However, given the northern position compared to no.23 and the fact that no.19 is also extended up to the shared boundary any impact on residential amenity at these properties would be minimal and would not warrant refusal of the proposal.
- The extension would see the bedrooms increased at the property from 4 rooms to 6 and the plan show that there would be two parking spaces provided within the site. It is also noted that there are no parking restrictions to the highway in front and as such the proposal would not have any significant detrimental effect on parking along Hillingdon Road.

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.

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

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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 01, 02, 02A, 03, 04, 05, 06 and 07 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 06/12/2021		DM	07/12/2021