

DELEGATED REPORT

Report by Sam Summers	Date of report: 07/06/2023	Ref: 69564/GPDE
Registration: 17/04/2023	LDFC: 11/05/2023	Expiry Date: 29/05/2023
Site Visit: 23/05/2023	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: Dec Level: DEL Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: 97 Bury Road, Radcliffe, Manchester, M26 2UT

Description

A Prior Approval application for a larger home extension to a semi-detached brick and tile two storey dwellinghouse. The application is for a single storey flat roofed extension off the rear wall of the original dwellinghouse. It would extend beyond the original rear wall by 5.42 metres and have an overall height of 3.10 metres. There is an existing rear extension at the property which projects approximately 2.42 metres the proposal is to add to this extension and bring the total projection to 5.42 metres. The proposal would extend along the boundary with the attached neighbour to the south (95 Bury Road). The extension would project approximately 6.10 metres beyond the original rear wall of the attached neighbour to the South (95 Bury Road) up from the existing 3.10 metre projection. The extension would project approximately 3.65 metres beyond the rear wall of the unattached neighbour to the South (99 Bury Road) The proposed extension would have bifold doors with no windows at the side similar to the existing extension. The boundary treatment to the North includes an approximately 2m high fence. The boundary treatment to the South includes an approximately 2m high fence under the applicants control and trees approximately 2.5-3 metres high under the control of number 95.

1 objection received, this objection has been detailed below.

As an objection has been received, the regulations require that the impact of the proposed development on the amenity of all the adjoining addresses must be assessed.

Relevant Planning History

None

Publicity

Letters dated 27/08/2021 to adjoining addresses. 1 Objection received. The objection relates to:

Impact on sunlight at rear of property loss of light and overshadowing.

High trees restricting natural light.

An extension at the side of the house would restrict sunlight.

Will cause overshadowing on all side of the property.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

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Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The proposal would not extend beyond the rear wall of the original dwelling by more than than six metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Second Report Post Objection

Residential Amenity -

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

The proposed extension would project 5.42m past the original rear elevation, 3m would be allowable under permitted development so the council should assess the impact of the additional 2.42m proposed.

Proposed extension would project approximately 3.65 metres beyond the unattached neighbour (99 Bury Road) however the proposal would comply with the 45 degree rule (as set out within SPD6) when measured against No. 99. The proposal is significantly set back from the boundary with 99 lessening the impact. The extension also has a flat roof and is located to the South of No. 99 as such most of the day there would be more overshadowing from the main property itself rather than the extension. Therefore the level of overshadowing on No.99 would not warrant refusal.

The properties at the rear of the site would not be impacted by the extension due to their distance from the proposals.

The proposed extension would project approximately 6.10 metres beyond the original rear wall of the attached neighbour to the South (95 Bury Road). The extension is flat roofed to minimise its impact on the attached neighbour. The current trees in place on the boundary are controlled by No.99 and would largely screen any proposed extension to the property. No objection was received from the attached neighbour(No. 99) which is taken into account when assessing the possible impact.

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Visual Amenity - The proposal would not be visible in the street scene. Its scale and massing would be acceptable. As such there would be no detrimental impact on the visual amenity of the building or adjacent and nearby occupiers than might already exist with other nearby rear extensions.

With regard to visual amenity the proposed development would comply with adopted UDP policy H2/3 - Extensions and SPD 6 - Alterations and Extensions to Residential Properties

Response to neighbours - The proposal has been assessed in terms of residential amenity within the main body of the report and complies with both UDP Policy H2/3 and SPD 6.

Loss of light and overshadowing has been assessed in the main body of the report. There is no extension proposed as part of this application at the side of the property. The existing trees causing overshadowing are not assessed as part of this application.

Recommendation: Prior Approval Required & Granted

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	07/06/2023	HL	07/06/23