

DELEGATED REPORT

Report by Mo Warsame	Date of report: 02/04/2024	Ref: 70323/FUL
Registration: 07/02/2024	LDFC: 28/02/2024	Expiry Date: 03/04/2024
Site Visit:	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: Demolition of two storey rear/side extension; Two storey rear/side extension to include garage and juliette balcony

Location: 38 Ringley Road, Whitefield, Manchester, M45 7LE

Description

The application relates to a detached property located on Ringley Road. The dwelling is located on a corner plot on the junction of Ringley Road and Stand Lane. The property has been extended at single storey to the side and rear, creating an L shaped layout. The dwelling has parking to the side and rear, with an area of private residential amenity space located to the rear.

Planning Permission is sought for a two-storey side/rear extension following the demolition of the existing garage. The proposal would accommodate a new garage on the ground floor and a lounge area on the first-floor level. The extension would project 6.95 metres to the rear and 2.66 metres to the side and would be setback from the shared side boundary. The proposed development would have pitched roof on the side elevation and flat roof with rooflight on rear elevation. The proposal would also utilise the use of some matching materials.

Relevant Planning History

63737 - Demolition of existing bay window to rear and replace with new timber frame bay window with first floor balcony including associated works and raised terrace area to rear - Approve with Conditions 08/03/2019

Publicity

Neighbour letters sent. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Unitary Development Plan and Policies

H2/3 Extensions and Alterations
SPD6 Supplementary Planning Document 6: Alterations & Extensions

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, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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.

Visual amenity

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that complements the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

Due to its two-storey nature, the development would be visible from the street scene. However, the extension would be a replacement extension with similar scale and design and therefore would not have any seriously excessive impact on the visual amenity of the area above and beyond the existing situation.

The proposed two storey side/rear extension would be of a simple and unobtrusive design that would not detract from the character of the dwelling. The proposed development would appear subservient to the host property and would be constructed with materials that would be in-keeping with the existing house. Therefore, the proposed extension would not overwhelm the original dwelling or result in over development. It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

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

- The proposed ground floor level would be screened by existing boundary treatments.
- There would be approximately 12 metres from the shared rear boundary with No. 313 Stand Lane and there would be no proposed windows facing this side.
- The first-floor balcony would be located approximately 21.5 metres from the shared side boundary with No. 7 Ringley Road, exceeding the 7 metres required by SPD 6.
- The proposed windows on the opposite side would be located approximately 15.5 metres from the side boundary exceeding the 7 metres required by SPD 6. Furthermore, a highway separates the adjacent property on this side.
- This property is surrounded by high scrubs, trees and hedges, effectively shading the proposed windows.
- There would be an acceptable amount of private outdoor amenity space.
- As there would be no increase to the number of bedrooms at the property therefore, the existing parking arrangements would be considered acceptable.

The proposed extension would be acceptable and comply with UDP Policy H2/3 and associated guidance in SPD6.

Highways

The proposal would not increase the number of bedrooms and given the fact there are no changes to parking layout, it is therefore considered that the parking arrangements are 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 Dwg No. 20.06, Dwg No. 20.07, Dwg No. 20.08, Dwg No. 20.09, Dwg No. 21/01, Dwg No. 21/02, Dwg No. 21/03, Dwg No. 21/04, Dwg No. 21/05, Dwg No. 21/06 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 Unitary Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	02/04/2024	DM	03/04/2024