

DELEGATED REPORT

Report by Mo Warsame	Date of report: 13/09/2024	Ref: 70968/FUL
Registration: 22/07/2024	LDFC: 16/08/2024	Expiry Date: 16/09/2024
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: Loft conversion with side and rear dormers

Location: 7 Butt Hill Avenue, Prestwich, Manchester, M25 9PN

Description

The application relates to a two storey detached house fronting on to Butt Hill Avenue with Butt Hill Drive to the southern side. There is a short wall to the front, a drive leading to a garage to side along with an area of private amenity to the rear.

The proposed development involves a loft conversion with side and rear dormers. The proposed rear dormer would have a flat roof while the side dormer would have a pitched roof. The development would accomodate additional bedroom with ensuite bathroom on the loft area be. The use of matching materials would be utilised.

Relevant Planning History

None.

Publicity

Neighbour letters sent. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

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 UnelIn 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 - 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 immediate street scene is depicted by semi-detached properties some of which have side and rear dormers. SPD 6 states that the Council will seek to ensure that proposals for dormers preserve the character of the street scene especially where dormers are absent. SPD 6 also states that flat dormer roofs should be avoided, unless considered more appropriate to the building or the street scene. The proposed rear dormer would have a flat. However, it would not be visible from the street scene at the front of the property. The proposed side dormer would be visible from the street scene but it would be considered given it would have a pitched roof, effectively replicating the shape and style of the main roof.

The side and rear dormers would be modest in size and utilise the use of some matching materials. Furthermore, they would not be obstructive to the original dwelling and the public arena. Therefore, the proposal would be considered acceptable and as such 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.

- In terms of overlooking and privacy to the rear; there would be sufficient distance to the rear boundary. There would also be a sufficient distance to the adjacent neighbouring property on the side. Additionally, the proposed window on the side dormer would not be from a habitable bedroom.
- Both of the proposed dormer extensions would be built entirely within the building's existing footprint.
- The property would be over 20 metres from the properties to the front.
- The existing outdoor private amenity space would be unaffected

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy H2/3 and SPD6.

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 the drawings received on 22/07/2024 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	13/09/2024	DM -	13/09/2024