

DELEGATED REPORT

Report by Amanda

Date of report: 19/05/2025

Ref:71731/FUL

Uhunmwagho

Registration: 18/03/2025

LDfC: 17/04/2025

Expiry Date: 13/05/2025

Site Visit: 30/04/2025

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: Two/single storey front extension; Two storey side extension and Two/single storey rear extension

Location: 20 Fairway, Prestwich, Manchester, M25 0JH

Description

The application relates to a two-storey semi-detached house. At the front there is a small garden with a timber fence along the front boundary and there is a drive way to the front/side leading to a detached garage at the rear of the site. At the rear there is a private garden which appears to be shared with the attached property as there is no fence/wall along the shared boundary with that property. There is fencing to the other side and rear boundaries.

There is a small single storey extension at the rear which appears to be a store. No.18, attached, has a single storey extension across the rear of the property. This is built directly along the shared boundary with the site. No.22 on the opposite side has also been extended to the side and rear.

The proposal is to build a single/two storey front extension, two storey side extension and a single/two storey rear extension. At the front the single storey section would project around 1m forward of the existing front entrance and it would measure a total of around 5m wide. The roof would be pitched and the north side would be stepped back in order to retain the required drive length in front.

At the side the extension would have an overall length of 16.71m. The two storey section would measure 9.76. It would be set back from the original front elevation by 1.2m and at the rear it would project 3m beyond the original rear elevation. There roof would be pitched and along the north elevation there would be 4 high level windows at ground floor level.

To the rear of the two storey extension there would be a flat roof single storey section that would project around 5.2m and it would measure 5m wide. There would also be a single storey extension on the south side of the two storey extension. It would project 3m along the shared boundary with the attached dwelling and it would measure around 3.6m wide. It would have a Succah roof lantern and patio doors to the rear.

Relevant Planning History

N/A

Publicity

4 neighbours were notified on 26/03/2025 - No comments or objections have been 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
PFE	Places for Everyone

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.

At the front the first floor element of the two storey side extension would be set back from the original front elevation by 1.2m. As there would be around 300mm from the side elevation to the shared boundary with no.22 this would be acceptable in terms of SPD 6 and would prevent the appearance of terracing with the neighbouring property.

The development would be finished with materials and a design that would be considered to be in keeping with the existing building, as well as remaining similar to other properties in the immediate area. The single storey flat roof extensions to the rear would be similar to the extension on the rear of the attached dwelling.

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 -

- At the front of the extension there would be a single drive space measuring 4.8m. Although the usual drive length requirement would be 5m, a lesser length of 4.8m is accepted on some roads. As Fairway isn't a main road 4.8m would be considered acceptable in this instance.
- There would be around 300mm from the north side elevation to the shared boundary with no.22 Fairway to the north. As such there would be no concerns regards encroachment on to the neighbouring land.
- There would be four high level ground floor windows along the north side elevation, which would be to non-habitable rooms. A condition would be added to the decision to ensure that the windows remain at an internal height of no less than 1.7m in order to retain privacy levels between the two properties.
- At the rear the two storey extension would be around 10.5m from the rear boundary and the single storey extension would be around 5.6m from the rear boundary. These distances would be acceptable in terms of SPD 6.
- The two storey extension would project out to a similar point as the two storey extension at no.22 next door. As such the two storey extension would not have any significant detrimental impact on residential amenity at no.22 Fairway.
- The single storey extension would project around 5.2m past the rear of the two storey extension at no.22. It would be to the south of no.22 but the flat roof would help to allow light to the rear garden at no.22. It is also noted that the neighbour has not objected to the proposal. As such in this instance the proposed flat roof single storey extension would be considered acceptable in this location.
- The two storey extension would be a sufficient distance from the shared boundary with no.18 not to have any significant detrimental impact on residential amenity at that property.
- The single storey extension adjacent to the shared boundary with no.18 would project 3m and it is noted that the applicant could build a single storey rear extension projecting upto 3m as permitted development.
- The agent has signed certificate A stating that all of the development would be built within the site boundaries.

Taking the above into account 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.

Parking -

The proposal would increase the number of bedrooms from 3 to 5 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has a drive to the front/side of the dwelling but this would be reduced to one space on site, once the extension would be built. The house would be a family home and the site would still be able to accommodate one vehicle within the curtilage of the site. The area has on street parking and there is public transport available nearby. 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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 drawing numbered A1.1 Rev PL1 received on 18/03/2025 and drawing numbered A1.2 Rev PL4 received on 16/05/2025 as modified by the email from JCD Architecture and Planning dated 16/05/2025. 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 match those of the existing building.
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.
- 4 Before the first occupation of the extension hereby permitted the windows on the north elevation shall be fitted at a height no lower than 1.7m from the internal floor level as shown on the approved drawing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential

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Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU -	19/05/2025	HL	22/05/25