

DELEGATED REPORT

Report by Mo Warsame	Date of report: 10/07/2023	Ref: 69390/FUL
Registration: 30/03/2023	LDFC: 26/04/2023	Expiry Date: 25/05/2023
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: Two storey side; Single storey rear extension; Loft conversion with rear dormer; Front porch

Location: 6 Barnhill Road, Prestwich, Manchester, M25 9NH

Description

The application relates to a semi-detached dwelling located on Barnhill Road. The dwelling has an area of garden and driveway to the front that leads to a single storey attached garage.

Planning permission is sought for two storey side; single storey side/rear extension; loft conversion with rear dormer and the erection a front porch.

The two-storey side extension would extend the existing garage from approximately 2900 mm to 4300 mm to the side and from 5400 mm to 6550 mm to the rear. The single storey side element would run 7400 mm from the proposed garage and project 3600 mm from the principal side elevation. To the rear, the proposed single storey rear extension would project approximately 4300 mm from the original rear elevation of the dwelling and would align with the single storey side extension. The proposed rear dormer would have a pitched roof and would be constructed within the footprint of the existing roof. The two-storey side extension would also have a pitched roof, while the single storey element would have a flat roof with rooflight. The proposal would accommodate a new porch, an extended garage along with a storeroom and open-plan kitchen/diner and living on the ground floor level. The proposal would also facilitate two additional bedrooms on the first and second floors.

Relevant Planning History

64900 - Two storey side extension including alterations to existing garage; Single storey rear extension; Loft conversion with dormer window - Approve with Conditions 23/12/2019
69191 - Non-material amendment following grant of planning permission (64900) for Two storey side extension including alterations to existing garage; Single storey rear extension; Loft conversion with dormer window.

Amendments to design to permit temporary flat roof construction over two-storey side extension prior to phase 2 work starting - Refused 20/01/2023

Publicity

Neighbour letters sent on 03/04/2023. One objection received.

Comments:

One of the concerns relates to the potential uncharacteristic terracing effect the proposal may cause due to the lack setback in the front elevation. The other concern relates to the proposed flat roof of the two-storey extension that would impact the visual amenity of the area.

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. 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

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.

SPD 6 seeks to prevent two storey side extensions from causing a terracing effect by requiring a first floor 1.5 metre set back to the main frontage or to the boundary. In this instance the proposal would be approximately 1200mm from the shared boundary with No. 8. Whilst this is 300mm below the 1.5 required, the property at No. 8 is of a different style to the proposed extension, with a gable facing towards the highway and higher in levels to #6. No. 8 is also sited approximately 1500mm from the shared boundary and is considered unlikely that this property would extend at two storey to the side to infill this gap. In this instance it is considered that the proposal would not lead to the uncharacteristic linking up of dwellings.

The proposed two storey side extension would have a pitched, gable roof that would match the existing roof of the original dwelling. The proposed dormer would also have a pitched roof which would appear subservient to the existing structure. Furthermore, these proposed additions would not be visible from Barnhill Road and would therefore be acceptable.

The proposed single storey side/rear extension and the proposed porch would both have a simple and unobtrusive design that would not be overly dominant. The proposed windows and doors are considered to be suitably aligned. The use of matching materials is also considered to be acceptable. Overall, the proposed extensions are considered to be of a suitable scale and massing and would not result in the over development of the associated residential amenity space.

Given the specific circumstances described above, it is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene, nor create terracing effects 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.

- Proposed side extension would be adjacent to the two-storey side elevation of No. 8. This property has 2 windows within the ground floor side elevation facing towards the site however due to the location of the windows within a side, rather than principal elevation the location of the proposed extension is considered to be acceptable.
- The proposed single storey side/rear extension would not project beyond the existing single storey rear extension at No. 8.
- No first-floor side windows proposed facing towards No. 8.
- Two ground floor, side, high level windows are proposed facing towards No. 8. However, these relate to non-habitable rooms (store and garage) and would therefore be considered acceptable.
- Proposed single storey rear extension would project approximately 4300mm beyond the rear of No. 4. However, This attached property have not objected to the proposal and therefore taking into consideration the larger homes scheme the projection of the single storey element is considered to be acceptable.

- No windows proposed facing towards No. 4.
- Proposed rear ground floor windows would be screened by existing boundary treatments.
- Proposed front first floor window for bedroom 4 would be located approximately 24 metres from the directly facing property exceeding the 20 metres required by SPD 6.
- Proposed rear first floor window for bedroom 4 would be located approximately 36 metres from the directly facing boundary exceeding the 7 metres required by SPD 6.
- Proposed dormer window would be located approximately 26 metres from the directly facing boundary exceeding the 10 metres required by SPD 6.
- No dwellings within 20 metres of the proposed first floor bedroom, or second floor dormer windows.
- Due to nature of rooflights no overlooking foreseen.
- The proposed front porch would be modest and the driveway to the front of the garage would be retained.

Response to objection/ comments

The proposed two-storey extension would not project beyond the existing front elevation and has been amended to incorporate a pitched roof. Furthermore, in this street there are significant ground level differences between the neighbouring property and the extension; the immediate property is of significantly different style and would therefore have no uncharacteristic terracing effects.

The submitted amended plans (0183(P)123) show a new pitched roof would replace the flat roof initially proposed. This would be acceptable and would have no detrimental impact on the street scene.

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 drawings numbered 0183(P)101 Rev A, 0183(P)123 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.

- 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	10/7/23	DM	10/7/23