

DELEGATED REPORT

Report by Amanda

Date of report: 15/06/2023

Ref:69545/FUL

Uhunmwagho

Registration: 19/04/2023

LDfC: 15/05/2023

Expiry Date: 14/06/2023

Site Visit: 10/05/2023

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Two mono pitched dormers to side; One pitched roof dormer extension with feature window to side

Location: 18 Branksome Avenue, Prestwich, Manchester, M25 1AG

Description

The application relates to a two storey, bay fronted semi-detached property with a cat slide type roof to the side with a small dormer. There is an integral garage to the side as well. At the front of the site is a good sized garden with planting throughout and a drive way for two vehicles. There is a red brick boundary wall to the front of the site.

At the rear of the property there are bay windows to the ground and first floor and also a single storey extension with a patio area directly to the rear of the house. The rest of the garden is lawn with planting and fences to all boundaries.

The proposal is to extend the property to the side and first and second floor level with the addition of a large pitched roof dormer and two smaller dormers. The large pitched roof dormer extension would be positioned around 800mm lower than the main ridge and it would be set back from the front elevation by 3.11m. The walls would be tile hung to match the existing Rosemary tiles on the property and the roof would also be tiled to match. There would be a large feature window to the side elevation extending from the first floor up to the second floor. The windows would service a staircase at first/second floor levels and landing/office to the second floor. The window would have stained or obscurely glazed windows.

The two smaller dormers would have Rosemary tiles to the mono pitched roofs and the dormer cheeks would be finished with hung Rosemary tiles. The dormer to the front of the property would create a new shower room and the one to the rear would be a study.

Relevant Planning History

59931 - Prior notification of proposed single storey extension at rear - Prior Approval Not Required - Extension 27/04/2016.

Publicity

Neighbours notified on 24/04/2023 - No comments or objections received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

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.

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.

Branksome Avenue is a cul-de-sac, made up of 21 properties. In general all of the properties are finished with very similar materials and designs. Some have hipped roofs and others have a larger cat slide style roof. Most of the properties have some kind of dormer to the front, side and rear elevations.

The proposed development would be finished with Rosemary tiles to the roof and cheeks of the side dormers, which would be considered to be in-keeping with the existing property.

The lower dormer towards the front of the property would be set back from the main front elevation by around 550mm and as it would be finished with tiles to match the existing roof it would not appear intrusive in the current streetscene. The materials are to be conditioned to match the materials of the existing building

The larger dormer would be set back from the front elevation by around 3m and it would be around 800mm lower than the existing ridge of the property. It would also be finished with tiles to match the existing roof. Whilst the design of the side pitched roof extension and large side gable may seem out of character with the original dwelling with its cat slide roof, it would not be significant enough to warrant refusal.

Taking the above in to account, and that the property is around 8.5m set back from the highway in front it is considered that the extension would not have any significant detrimental impact on the character of the streetscene along Branksome Avenue and the design of the proposal is considered acceptable in this location. 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.

Residential Amenity -

- The proposed extensions to the side of the property would not project beyond the existing front or rear elevations and there would be no new windows to the front or rear elevations. As such there would be no significant detrimental impact on residential properties to the front or rear of the site.
- The proposed rooflights to the front and rear of the property would not have any detrimental impact on residential amenity in the immediate area.
- The revised drawing received on 08/06/2023 states that all windows to the side elevation would be obscurely glazed to retain privacy levels between users of the dwelling and the next door neighbour, 17 Branksome Avenue.
- There is a dormer to the side of no.17 next door which has windows directly facing the side of the application dwelling. One of the windows appears to be obscurely glazed, the other is clear glazed. It is not clear what room the clear glazed window services, but dormers to the side of the main house, facing a neighbouring dormer or windows does appear to be prevalent along this particular road. As all the windows to the side of no.18 would have obscure glazing there would not be any significant detrimental impact on privacy levels between the two properties.
- In terms of impact on light to the dormer at the side of no.17 the existing property would already restrict a lot of light to the side of this property. The two smaller dormers would not have any significant detrimental effect on light to the side of no.17 as they would be slightly lower compared to the dormer at no.17.
- The larger dormer would be around 800mm lower than the main ridge of the application property. Given that the site is due east of no.17 the dormer extension would possibly restrict light to the side of no.17 in the earlier parts of the day, but this would not be enough to warrant refusal of the application.
- As all of the works would be to the west of the application property there would be no detrimental effect on residential amenity at no.19, attached.

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 in terms of separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the garage and drive to the front of the site.

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 DP187-P01, DP187-P04, DP187-P05 and DP187-P06 received on 12/04/2023, drawings numbered DP187-P02A and DP187-P03A received on 19/04/2023 and revised drawing numbered DP187-P07B received on 13/06/2023 as modified by the email from Design Push Architectural Services dated 13/06/2023. 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.
- 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 all of the windows on the side elevation shall be fitted with obscured glazing, be unopenable below an internal height of at least 1.7m, 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 Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>

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