

DELEGATED REPORT

Report by Amanda

Date of report: 17/06/2025

Ref:71799/FUL

Uhunmwagho

Registration: 31/03/2025

LDFC: 06/05/2025

Expiry Date: 26/05/2025

Site Visit: 16/05/2025

Site Notice: N/A

Press Date: N/A

Objections: 1

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Two storey front bay extensions and two storey front porch extension with new steps; Single storey rear extension; New dormer at rear; Erection of outbuilding at rear; Boundary walls to front, side and rear and fencing to part of the southern boundary.

Location: 121 Park Road, Prestwich, Manchester, M25 0DU

Description

1. The application relates to a large previously extended detached house located on Park Road, with Oakfield to the south. It appears that the previously approved development has been started, but is not yet complete. There are gardens to three sides and the boundaries to the front and south side are a red brick wall with railings along the top of part of the wall. There is a driveway to the front of the site with metal gates. At the rear there is a large garden and currently the boundary fences have been removed at the rear and north side. There are currently some timber boards stood along the north boundary with no.123 Park Road.

The proposal is to build two storey front bay extensions and a two storey front porch extension with new steps, a single storey rear extension, replace existing rear dormers with a new flat roof dormer, erection of outbuilding at rear, boundary walls to front, side and rear and fencing to part of the southern boundary.

At the front the existing curved bay windows would be replaced with square bay windows to the ground and first floor levels with glazing above the first floor windows right upto the ridge of the roof. They would project around 677mm forward of the main front elevation and would measure 3300mm wide.

The two storey porch extension would project around 1246mm from the front elevation and it would measure 3500mm. wide. There would be full height glazing the front and side elevations and it would have a pitched roof. There would be new steps installed to all sides of the porch.

The single storey rear extension would project around 3000mm from the original rear elevation and it would extend across the whole width of the building. It would have a flat roof with two raised roof lanterns. There would be doors and windows to the rear elevation and it would be finished with zinc cladding.

At first floor level a partially built balcony would be completed and a set of doors would be replaced with a full length window.

The proposed rear dormer would measure 2971mm x 12,746mm and it would have a flat roof. It would be finished with zinc cladding. It would be set down from the ridge and there would be a single rooflight installed to the centre of the roof at the rear. There would also be two rooflights to the front of the roof.

An outbuilding is to be built to the rear of the site measuring 7060mm x 8949mm. It would have a pitched roof and would be rendered to match the main dwelling. The outbuilding would be used as a home gym.

In addition to the above the applicant also proposes to replace the existing brick wall with a new wall measuring 1000mm high with railings along the top, along the front and part of the south side boundary. The rear end of the southern boundary would have a 2000mm high fence. The drawings also show that a 2000mm high wall would be built along the rear and north side boundaries. The wall would measure 1000mm along the north boundary to the front of the house.

Relevant Planning History

01572/E - Proposed extension and alteration to create habitable rooms and boundary treatment. - Enquiry completed 17/10/2014

57737 - Two storey extensions with dormers to front and rear and balconies at rear and installation of electric gates. - Withdrawn by Applicant 02/09/2014

58132 - Two storey extensions with dormers to front and rear and balconies at rear and installation of electric gates (resubmission) - Refused 04/12/2014

58330 - New front porch; Two storey side/rear extension with balcony, first floor rear extension with balcony, new roof and dormers at rear. New boundary and gates. - RefuseRefused 02/04/2015

58454 - Two storey extensions with dormers to front and rear and balconies at rear and installation of electric gates - ZZZ Special deleted application 20/02/2015

58675 - Front porch/extension, two storey side/rear extension with balcony, first floor rear extension with balcony, new roof and dormers at the rear; New boundary and gates(resubmission) - Approve with Conditions 22/06/2015

59108 - Non-material amendment following grant of planning permission 58675 for front porch/extension, two storey side/rear extension with balcony, first floor rear extension with balcony, new roof and dormers at the rear; New boundary and gates:

Two storey extension to the front porch with minor amendments to the front roof design - Withdrawn - Invalid 19/08/2015

59148 - Two storey extension at front - Approve with Conditions 26/11/2015

16/0331 - Untidy land and building - 11/08/2016

17/0467 - Breach of condition no. 4 of planning permission 58675 - 16/04/2018

25/0200 - Building works -

Publicity

13 neighbours were notified of the application on 10/04/2025 - One objection and one comment have been received.

Objection -

- The house is a monstrosity at the moment, totally out of keeping with the housing stock on Park Road.
- The extension will create a huge structure which will further ruin the ambience of the area.
- Parking will inevitably be a problem.
- I strongly disagree with this application.

Comment -

One neighbour asked for confirmation of whether there would be a fence or wall erected along the north side boundary and what it would look like. They also asked for copies of the drawings. These were emailed to them on 22/04/2025.

Following receipt of revised drawings the neighbour emailed on 09/06/2025 to say they are happy with the proposed boundary wall.

Statutory/Non-Statutory Consultations

Traffic Section - No objections. Condition and informative to add to the decision.

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.

The existing property is very modern compared to a lot of properties along Park Road and the proposal would modernise the property even more. However, it is considered that the proposed development would be an improvement in terms of the overall design compared to the existing building.

The proposed outbuilding to the rear would be built with materials and a design that would be considered to be in keeping with the existing dwelling and it is also noted that the applicant could build an outbuilding to the rear of the site under permitted development rules, had it been within the expected height limits.

The proposed boundary walls and fences would be considered to be in keeping with the surrounding area.

There are a lot of traditional style properties along Park Road but there are also many which have been extended with more modern designs. The proposed development would not appear intrusive in the existing street scene. The design of the proposal is considered acceptable in this location.

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 -

- Properties to the front, rear and south side of the site would be a sufficient distance away from the application property not to have any significant detrimental impact on residential amenity at those properties.
- There would be no new windows in the side elevation adjacent to the boundary with no.123 Park Road and neither the dormer or single storey rear extension would be any closer to the boundary with this property, than the existing property is now.
- The proposed outbuilding would be located to the rear corner of the site adjacent to a garage belonging to no.2 Oakfield at the rear of the site and at the rear corner of the garden with no.123 Park Road. Its location would not cause any significant detrimental harm to residential amenity at either of the adjacent neighbouring properties and their gardens.
- The boundary walls and fences between the site and number 123 Park Road and no.2 Oakfield would be acceptable as the applicant could erect a fence or wall to 2000mm high as permitted development.
- The proposed new wall and railings to the front of the site would be a similar height to the existing wall/railings. As such they would not have any significant detrimental impact on residential amenity in the area.
- The 2m high fence to part of the southern boundary would not have any seriously detrimental impact on passing pedestrians or traffic given it is built a fair distance away from the junction where Oakfield meets Park Road.
- The driveway to the front would remain as it is and would measure around 8463mm long.

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 front of the site. There are also no parking restrictions to the highway to the front and side of the site.

Response to neighbour comment/objection -

One neighbour requested for more information about the boundary wall/fence and requested copies of the proposed drawings. A telephone call was made to the neighbour in question to explain the proposed plans and the drawings were emailed to them on 22/04/2025. They responded on 09/06/2025 advising that they are happy with the proposed boundary wall. They left no further comments.

The objection which stated that the house is a monstrosity at the moment and totally out of keeping with the housing stock on Park Road, and that the extension will create a huge structure which will further ruin the ambience of the area, as well as causing problems with parking has been addressed in the report above.

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 the wall foundation drawing received on 03/06/2025 and drawings numbered Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12, 13, 14 and 15 received on 17/06/2025 as modified by the email from Saleem Architects dated 17/06/2025. 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 walls and roof of the building and the dormer cheeks and walls to the single storey rear extension shall be finished with zinc cladding. The 2m high wall to the north side and rear boundaries is to be finished in brick and the wall to the front and south side boundaries would be stone with low railings along the top. The fence

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to the southern boundary would be 2m high composite fencing.

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>
AU - 17/06/2025			