

DELEGATED REPORT

Report by Tom Beirne	Date of report: 12/04/2023	Ref: 69346/FUL
Registration: 23/02/2023	LDfC: 24/03/2023	Expiry Date: 20/04/2023
Site Visit: 11/04/2023	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 front and rear dormers with 2 no. velux windows to front to both properties; Raise roof ridge height with hip to gable roof extension to both properties

Location: 17 & 19 Wilton Avenue, Prestwich, Manchester, M25 0HD

Description

The application relates to a pair of two storey semi-detached houses on a residential street of similar semi-detached properties. properties on either side have pitched roofs with gables facing the site.

It is proposed to create addition living space in the roofspace of both properties by raising the roof ridge by approximately 800mm, forming gables on either side and adding small pitched roof dormers to the front and a larger box dormer at the rear. The dormers would be finished in grey tiles to match the existing roof and the new gables finished in brick to match the house. The extensions and alterations to the roof would allow two additional bedrooms to both houses.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 03/03/2023. No objections received.

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 - Given the properties on either side have gables, the loss of the hipped roof is not significant. The 800mm raise in the roof ridge and the two pitched roof dormers on the front would not be incongruous or be so significant as to impact on character of the streetscape. The larger box dormer on the rear would not be readily viewed from the public arena.

In terms of design and appearance the proposal would be in keeping with the house and streetscene. The proposal is acceptable and complies with UDP Policy H2/3 Alterations and Extensions and associated guidance in SPD6.

Residential amenity - Given the position of the dormer on the roof in relation to the neighbours on either side and to the rear, there are no residential amenity issues arising. The proposal is acceptable in terms of residential amenity and complies with UDP Policy H2/3 Alterations and Extensions and associated guidance in SPD6.

Parking - The driveway and parking at the front would be retained and this is acceptable and complies with UDP Policy H2/3 Alterations and Extensions and associated guidance in SPD6.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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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 drawings received 13th and 28th February 2023 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	12/04/2023	DM	13/04/23