

DELEGATED REPORT

Report by Jane Langan	Date of report: 01/08/2022	Ref: 68481/FUL
Registration: 19/05/2022	LDfC: 20/07/2022	Expiry Date: 14/07/2022
Site Visit: 29/06/2022	Site Notice: 29/06/2022	Press Date: 23/06/2022
Objections: 0	Con Area: POPP	Adv Type: CAAF
Reason for Delay: N/A		EIA: NA Dec Level: DEL Stat Class: HOUS

Proposal: Two storey extension at side and single storey extension at side/rear, loft conversion with rear dormers, pitched roof to existing front bay window and single storey extension at front

Location: 8 Nursery Road, Prestwich, Manchester, M25 3EN

Description

The property is a two storey red brick semi detached house with an attached garage at the side. It has a garden and drive to the front and to the rear a fenced garden. The attached neighbour is No.10 and to the rear has a bay window the same as the site to the party wall side and then a single storey extension. To the opposite side No.6 is a semi but of a different design and extends at the rear with a two storey outrigger. This property is within Poppythorn Conservation Area the border of which runs along the boundary with the site which is outside. To the rear the site borders the side garden to 2 Elm Grove which is also outside the Conservation Area.

The application includes a two storey side extension coming out 3m and running from the front to rear elevation. The roof would be forming a side gable and with 3 pitched roof dormers at the rear. The existing and extended rear elevation would have a single storey extension across 3.4m deep. To the front a single storey extension would project 1.2m for 6m across and a pitched roof would be added to the existing first floor front bay window. The extensions would form an entrance, office, utility, shower room and open plan kitchen and dining room at ground floor. At first floor would be an extended landing and relocated bedroom with ensuite and to the new roof space two additional bedrooms and a bathroom.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter on 15/06/22. A site notice was posted on 29/06/22 and a press notice placed in the Bury Times on 23/06/22. No representations have been received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

H2/3	Extensions and Alterations
EN2/1	Character of Conservation Areas
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 and design - The proposed side extension would be built to within 1m of the side boundary. SPD6 can require a set back at the first floor front and the gap to the side to add up to 1.5m in order to prevent potential for terracing. It does allow for the relaxing of the criteria where a site is on a short row of houses. In this case where the site is located comprises of a row of two pairs of semis and then a detached property. At this point Nursery Road bends round to the south east and in this instance then the site is considered to be on a short row in terms of the street scene and an additional set back to the front is not required.

The proposal would see the two storey side extension running from the existing hipped roof

to now form a side gable and with the addition of a pitched roof to the existing front bay. Whilst the attached semi has a hipped roof the unattached No.6 is a property with a side gable wall and pitched roof to its bay. As such it is not considered that the proposal in terms of its design would be out of character in the street. The front extension would not project excessively and with a monopitch roof. Materials for the extensions would be brickwork and roof tiles to match the existing.

To the rear the dormers would not be visible from Nursery Road but there would be a view from the side road to the north at Elm Grove. There would be 3 dormers each 2.1m wide and with dual pitched roof set just below the ridge. They would have full glazing to the rear and the walls in anthracite grey aluminium sheeting. The single storey would be flat roofed with a parapet wall and roof lights and the walls in brickwork to match. The proposal would see a more modern development to the rear however it is considered to be of good design. The main street view would retain a more traditional design and it is the frontage that is viewed from the conservation area.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

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 has a drive to the front which would be approximately 9.5m in length following the front extension. The site plan indicates 3 parking spaces and should the intention be to create a wider parking space to the garden an informative is added regarding porous/natural drainage. The area has on street parking and there is public transport available. In this instance then the parking arrangements are considered sufficient.

Residential amenity - The proposed two storey would run alongside the side elevation to 6 Nursery Road. This property has a number of windows to its side elevation however it extends a significant way past the rear elevation of the site and as such there would be no impact on the principle windows to its rear elevation. The proposal would be blank wall to the side at first floor with a utility and wc to the ground floor. Low fencing exists between the site and this property and therefore there would be no change in privacy levels than as existing. The single storey would project 3.4m from the main rear elevation of the site with the bay removed. This would then see the proposal extend 3m from the rear of the adjoining No.10 and the side wall would be blank.

To the rear there would be a distance of approximately 17m from the first floor rear window (an ensuite) and the dormers to the roof slope. This would be sufficient to comply with SPD6 Aspect Standards.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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

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 the drawings received on 2021-1604-P-101, 2021-1604-P-102, 2021-1604-P-103, 2022-1604-P-104, 2022-1604-P-105, 2022-1604-P-106 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	01/08/22		