

DELEGATED REPORT

Report by Jane Langan	Date of report: 14/12/2022	Ref: 68918/FUL
Registration: 26/09/2022	LDFC: 04/11/2022	Expiry Date: 21/11/2022
Site Visit: 31/10/2022	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 extension; Single storey rear extension; Loft conversion with front and rear dormers

Location: 62 Park Road, Prestwich, Manchester, M25 0FA

Description

The property is a bay fronted semi detached house. It has a drive and garden to the front. A path along the side leads to a detached outbuilding half of which belongs to No.64. To the rear is a fenced garden with planting to the boundaries and the rear backs on to the garden to 3 Carlton Drive. The adjoining No.60 is extended single storey at the rear along the boundary. To the opposite side No.64 is separated by its path alongside that to the site and has a bay window to the ground floor side elevation and then the detached shared outbuilding.

The application includes a two storey extension at the side. It would come out 2m at the side and run from the front to rear elevations. The first floor front would be set back 1.5m. To the rear a single storey extension would project 4.2m and run across the existing and extended rear elevation. To the front a pitched roof dormer 2.1m wide would be added and to the rear a flat roofed dormer with juliette balcony window. The extensions would form an office, lounge and sukkah at ground floor with a utility and extended bedroom with ensuite at first floor. The roof extension would add two further bedrooms, an ensuite and bathroom.

Relevant Planning History

68250 - Single storey extensions at side and rear - AC 13/05/2022.

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

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 and design - The proposed two storey extension would be built close to the boundary. With the first floor set back 1.5m at the front terracing would not be an issue. The roof would be pitched forming a side gable wall. The section to the front elevation at ground floor flush to the front elevation would be flat roofed with a parapet wall. To the front roof slope would be a 2.1m wide dormer with a dual pitched roof. On the extended slope it would not occupy a disproportionate area.

To the rear the single storey extension would be flat roofed with a sukkah roof light. The proposed rear dormer would be flat roofed and extend the full width of the roof slope. Whilst generally SPD6 requires a 0.5m set in to the sides, given that it would not be visible from the main street view then, in this instance at this particular site, there are not considered to be grounds for refusal.

Materials for the extensions would be brick and tile to match the existing house and the dormers tile hung to match the roof.

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 4 to 6 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 as existing has an area at the front for parking one vehicle and the proposal would not result in the loss of any parking. There may be potential for further to the front garden if the applicant should require it. 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 adjoining No.60 is extended single storey at the rear and the proposed single storey would project less than 3m from the rear of this with the side wall blank.

The two storey side would run along the side elevation to No.64. This property does have a bay window to the ground floor at the side. SPD6 affords limited weight to side windows and the proposed two storey would not project past the front or rear elevations of this neighbouring property and as such the principle windows to its main aspects would not be affected. The proposed side elevation would have no habitable room windows having a door into the sukkah and a small window to a wc at ground floor and ensuite and bathroom windows at first floor.

The proposed single storey would be in the area of the existing site garage to be removed.

There would be a distance in excess of 10m from the proposed juliette balcony window to the rear dormer to the site rear boundary.

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 drawings numbered 001, 002, 003 Rev 1, 004 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.

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<u>Case Officer</u> JL	<u>Date</u> 14/12/22	<u>Sign off Officer</u>	<u>Date</u>
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