

DELEGATED REPORT

Report by Amanda

Date of report: 14/07/2025

Ref:71889/FUL

Uhunmwagho

Registration: 28/04/2025

LDfC: 06/07/2025

Expiry Date: 23/06/2025

Site Visit: 20/06/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: New front porch; hip to gable roof extension; dormer extension at rear; first floor extension at rear and garage conversion with pitched roof

Location: 29 Meade Hill Road, Prestwich, Manchester, M25 0DH

Description

The application relates to a two storey semi-detached house which has an existing flat roof, two storey side extension and a single storey extension to the side and rear of the original dwelling. There is a small front garden with a wall along the front boundary and short fences to both sides. There is a garage with a single driveway to the front. At the rear there is a garden with fences to all boundaries.

The proposal is to build a new front porch, a hip to gable roof extension with a dormer to the rear, first floor rear extension, garage conversion and a pitched roof.

The porch would be built in the same position as the existing porch but it would have brick walls and a hipped roof. The garage would be converted into a study and at the front there would be bay windows to the ground and first floor levels.

The flat roof over the side extension would be replaced with a pitched roof and there would be a pike detail to the front to mirror the existing one to the front of the house.

At the rear there would be a first floor extension above the existing single storey extension which would wrap around the rear corner of the house on the east side. It would project 3050mm from the original rear elevation and it would measure 5760mm wide. The roof would be pitched. A raised roof lantern would be installed to the single storey extension adjacent to the shared boundary with no.27 Meade Hill Road.

The dormer would be erected on the original roof and it would have a flat roof.

Relevant Planning History

64157 - Single storey extension at side/rear - Approve with Conditions 11/07/2019

19/0091 - Rear extension - 29/07/2019

Publicity

5 neighbours notified on 16/05/2025 and 3 neighbours notified on 16/06/2025 - No comments or objections have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 proposed front and rear extensions would be built with materials and a design that would be considered to be in keeping with the existing building and the pike roof detail and bay windows to the front would mirror the character of the existing building.

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 -

- The porch extension at the front would project to a similar point to the existing porch, so would be set well back from the front boundary. It would also be a sufficient distance from both side boundaries not to have any significant detrimental impact on residential amenity at the neighbouring properties.
- The porch would not interfere with the existing driveway on site.
- The new pitched roof to the side extension would be adjacent to the shared boundary with no.31 Meade Hill Road which has a cat slide type roof sloping down towards the site boundary. As such the pitched roof would not cause any significant harm in terms of residential amenity at this property.
- At the rear the extension would be over 9000mm from the rear boundary. This distance would be acceptable in terms of SPD 6 and it is considered that there would not be any seriously detrimental impact on residential amenity at properties to the rear of the site.
- There would be no windows to either side elevation of the proposed extension.
- The extension would remain as single storey adjacent to the shared boundary with no.27 next door. The only addition would be the raised roof lantern.
- The proposed first floor extension would be an acceptable distance from the shared boundary not to have any significant detrimental effect on residential amenity at no.27 Meade Hill Road.
- The first floor extension would project beyond the rear elevation of no.31 next door but as there are no habitable room windows at no.31 that face the site, or any on the rear elevation close to the shared boundary the position of the extension would be considered to be acceptable in this location.
- As the extension would be due north of no.31 it would not have any significant detrimental impact on light to the rear of that property.
- The plans show that all of the development would be built within the residential curtilage of the site.
- The rear dormer would have a flat roof and the drawings show that it would not be any higher than the existing ridge and it would be set in from the party wall with the attached dwelling. As it would be built on the original roof it could be possible for the applicant to erect the dormer under permitted development rules if they wished. As such there would be no reason to refuse this element of the proposal.

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 existing driveway.

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 01, 02, 03 and 04 received on 29/04/2025, drawing number 07 received on 09/07/2025 and drawings numbered 05A and 06B received on 14/07/2025 as modified by the emails from HSH Engineering Design Service Ltd dated 09/07/2025 and 14/07/2025. 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 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 14/07/2025			