

DELEGATED REPORT

Report by Amanda

Date of report: 17/07/2025

Ref:71894/FUL

Uhunmwagho

Registration: 23/05/2025

LDfC: 07/07/2025

Expiry Date: 18/07/2025

Site Visit: 24/06/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey front extension, single storey extension at side/rear, two storey rear extension and first floor side extension; Conversion of existing garage to living accommodation

Location: 6 Wells Avenue, Prestwich, Manchester, M25 0GN

Description

The application relates to a previously extended, two storey detached house which is located at the head of a small cul-de-sac comprising of 9 detached properties. The front of the site is completely paved providing on site parking for several vehicles. There is a wall along the shared boundary with no.5 Wells Avenue and a short wall and planting along the boundary with no.7. At the rear there is a patio area which is level with the dwelling and then the garden slopes steeply up to the rear boundary. There are fences and planting/trees to all boundaries.

The proposal is to build a single storey front extension, single storey side/rear extension, two storey rear extension and a first floor side extension. The existing garage would also be converted into a ground floor bedroom and bathroom for a disabled member of the household and the whole of the roof would be hipped.

The existing front extension would be replaced with a single storey extension to provide a porch and ground floor wc. It would project a maximum of 3103mm forward of the original front elevation and it would measure 5899mm wide. The roof would be pitched with one rooflight to the southeast side.

The single storey side/rear extension would be located to the north side of the dwelling. It would measure 6584mm x 6485mm and it would have a flat roof with a raised roof lantern to the centre. This extension would project around 2370mm out from the existing side elevation.

The two storey rear extension would measure around 8193mm wide and it would project 4174mm from the existing rear elevation. The roof would be hipped to the extension as well as to the opposite side of the dwelling.

To the northwest side the first floor extension would measure 2159mm x 5859mm and it would have a hipped roof. All of the elevations are to be finished with white render with all other finished materials to match the existing building.

Relevant Planning History

53834 - Roof extension - Approve with Conditions 05/05/2011

Publicity

5 neighbours notified on 27/05/2025 and 1 neighbour notified on 17/06/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

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.

There are 9 detached properties on Wells Avenue. All of which have unique styles and different finished materials. At the front the asymmetrical pitched roof to the single storey extension would mirror a two storey roof of a similar design to the front elevation and the hipped roof would be considered acceptable in this location. The proposed development would also modernise and improve the appearance of the dwelling.

Given the way the land at the rear of the site slopes steeply up and there are a lot of mature trees and planting to the rear there would be limited visibility of the development from the rear and north side of the site.

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 -

- There are no properties directly to the front of the site, but part of the existing dwelling does look onto the side elevation at no.5 next door. The main change to this side would be the roof would be hipped and in turn a new first floor bedroom window would be installed to the front elevation. SPD6 states that there should be at least 7000mm from a first floor habitable room window to a shared boundary. In this instance there would be around 6190mm to the shared boundary with no.5, and a total distance of around 8350mm to the elevation of that property next to the boundary. The extension at no.5 is single storey with a garage to the front, and there are no windows in the elevation facing the site. Any views from the new window would be over the roof of the extension at no.5 towards the driveway/front garden. As such although the new window would be a sub-standard distance from the shared boundary with no.5 it is considered that it would not cause any significant harm in terms of residential amenity at no.5 Wells Avenue and in this instance it would be acceptable.
- Other residential properties to the front, northwest and rear of the site would be considered to be an acceptable distance from the extended dwelling not to have any significant detrimental effect on residential amenity at those properties.
- The drawings show that all of the development would be built well within the site boundaries so there would not be any concerns regarding encroachment.
- The proposed single storey extension to the front would not have any seriously detrimental impact on parking available within the site.
- There would be no upper floor windows to either side elevation.

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 increase the number of bedrooms from 6 to 7 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 a drive to the front of the dwelling which could accommodate several vehicles. As such, in this instance then the parking arrangements are considered sufficient.

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 502, 002A, 002B, 003 Rev 2, 003A and 003B 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 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 and all elevations shall be rendered white.
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 - 17/07/2025			