

DELEGATED REPORT

Report by Mo Warsame	Date of report: 09/05/2023	Ref: 69468/FUL
Registration: 16/03/2023	LDFC: 24/04/2023	Expiry Date: 11/05/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Loft conversion with dormers at front and rear

Location: 24 Richmond Avenue, Prestwich, Manchester, M25 0LZ

Description

The property is a two-storey semi-detached house with an existing out rigger structure on the rear elevation. The ground level of the rear garden is much lower than the ground level to the house itself and there are steps leading up to the back door. No. 22 Richmond Avenue to the west of site has a habitable room window close to the boundary but this is virtually screened by the high fence along the boundary. On the opposite side, No. 26 (attached) is a mirror image of the property. This property also has a habitable room window next to the boundary. Properties to the rear and front are over 20 metres from the site.

Planning permission is sought for loft a conversion with front and rear dormers. The development would accommodate 3 additional bedrooms and a bathroom on the loft area and would come with two front pitched dormers and a larger flat roofed rear dormer. The proposal would also utilise the use of some matching materials.

Relevant Planning History

55005 - Single storey extension at rear with balcony - 04/09/2012

55005 - Single storey extension at rear with balcony - RefuseRefused 09/07/2012

Publicity

Neighbour letters sent on 29/03/2023. 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

SPD11 Parking Standards in Bury

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

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 not many properties along Richmond Avenue that have dormers to the front. However, the proposed dormers to the front would be modest in size and have pitched roofs which would appear sympathetic to the original dwelling and in the street scene. As such, the front dormers would have no detrimental impact on the existing street scene. Furthermore, the development would be built with design and materials that would be in keeping with the existing building and therefore would be acceptable.

The proposed flat roof dormer to the rear could be built under Permitted Development rules and this part of the development would not be openly visible in the street scene on Richmond Avenue. Given the development could be built under Permitted Development rules and there are other properties in the area also with rear dormers there would be no detrimental impact in terms of visual amenity.

The above 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.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- The properties directly to the front of the site are more than 20 metres from the front of the application property. Therefore, the front dormers would have no detrimental impact on residential amenity. Additionally, the development would have no proposed side windows.
- Built on the existing footprint of the existing roof, the rear dormer could be built under Permitted Development rules but has been included on the proposal as permission is required for the dormers to the front. There would be approximately 19.5 metres from the rear dormer to the shared rear boundary.
- The existing outdoor private amenity space would be unaffected

Overall, there would be no serious impact on the amenity of any adjacent neighbouring properties. The proposal therefore conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Highways

The proposal will result in two additional bedrooms and there will be no changes to the parking layout. Therefore, the driveway at its current condition would meet the maximum parking requirements.

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.

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- 2 This decision relates to drawings numbered A1.1 PL1, A1.2 PL1, A1.3 PL1 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>
MW	09/05/2023	DM	09/05/23