

DELEGATED REPORT

Report by Mo Warsame	Date of report: 23/07/2025	Ref: 71757/FUL
Registration: 29/05/2025	LDfC: 20/06/2025	Expiry Date: 24/07/2025
Site Visit: 03/07/2025	Site Notice: N/A	Press Date: N/A
13:00:00		
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Raising of roof ridge height with loft conversion and front dormers (46 & 48 Albert Avenue), rear dormer to no. 46 and extension of existing dormer to no. 48; Single storey extension at front/side and first floor side extension (46 Albert Avenue)

Location: 46 & 48 Albert Avenue, Prestwich, Manchester, M25 0LX

Description

The application relates to a pair of semi-detached dwellings located on Albert Avenue. The properties have small court yards at the front which is depicted by low red brick walls. There are large gardens located to the rear and both dwellings have been extended to the rear.

Planning permission is sought for the raising of roof ridge height with loft conversion and front dormers (46 & 48 Albert Avenue), a new rear dormer to no. 46 and extension of existing dormer to no. 48; along with a single storey extension at front/side and first floor side extension to 46 Albert Avenue.

The existing roofs of the properties would be raised by 0.65m in height to facilitate loft conversions with pitched front dormers. No.46 would have a new proposed flat roof dormer while the existing flat roof dormer on No.48 would be extended to fit the new roof. Both rear dormers would be with the footprint of the new roof and would be setback from the main ridge and eaves. The proposed single storey front/side extension to No.46 would project 0.9m to the front, run 2.85m to the side and extend 1.15m to the side and run 3.29 to the rear along the shared side boundary. The proposed first floor element on the same property would also project 1.15m to the side and run to the principal rear elevation. The extension would have a setback of 1.8m from the proposed single storey extension. The single storey and first floor extensions at No.46 would accommodate a hallway extension on the ground floor and a bedroom extension on the first floor. The loft conversion via the proposed raise to the roof's ridge height and the dormers to the front and rear would facilitate 3 additional bedrooms, one with en suite bathroom and a separate bathroom at No.46 and 2 additional bedrooms, a utility room along with a bathroom at No.48.

The development would be constructed using matching materials.

Relevant Planning History

58444 - Single storey extension to side and rear with succah roof and 2 no. velux rooflights and addition of decking to garden area - Approve with Conditions 26/03/2015

Publicity

Neighbour letters sent on 30/05/2025. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

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), 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.

Visual amenity

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

The proposed hip to gable extension for the pair of semi-detached dwellings (No.46 and No.48 Albert Avenue) would have an increase of 0.65 metres to the roof's ridge height. This would be acceptable given, it would not be excessively overbearing and would therefore have no detrimental adverse impact on the street scene and the character of the property..

Whilst front dormer are not common features on this street, there are some samples present (No.23 and No.126). The front dormers would have pitched roofs, replicating the shape of the existing dwelling. Additionally, it would be a modest structure that would be setback from the eaves and the ridge of the main roof.

Situated in the rear, the new rear dormer extensions of No.46 and the extension of the existing dormer at No.48 would not be visible from the street scene. This extensions would have rectangular, simple, and unobtrusive designs, which would not detract from the character of the dwelling. It is noted that SPD 6 states that flat roof dormers should be avoided. However, the flat roof dormers would be located entirely to the rear of the dwelling and as such would not impact on the character of the street scene. There are also several flat roof dormers constructed under PD within this street. As such in this instance the construction of a rear flat roof dormer would be considered acceptable.

It is therefore considered that the proposed extension would not lead to an insufficient amount of usable amenity space and would therefore not be detrimental to the character of the street scene and as such would comply with UDP Policy H2/3 and SPD 6.

Both the single storey front/side extension and the first floor extensions at No.46 would have simple and unobtrusive designs that would not detract from the character of the dwelling. Furthermore, the proposed development would match existing materials and not overwhelm the dwelling or result in over development of the associated residential amenity space. It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

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

- In terms of overlooking and privacy to the rear, there would be over 20 metres separation distance to the rear boundary from the rear dormers and the proposed first floor windows. Moreover, there are large mature trees and shrubs beyond.
- The single storey front/side extension and the first floor extension at No.46 would be modest structures with no proposed windows to the side. Therefore, there would be no adverse impact on the neighbouring property.
- The proposed dormer extension would be built entirely within the existing building footprint.
- There would be no new side windows proposed and the proposed dormers to the front would be over 20 metres from the properties to the front.

- The existing outdoor private amenity space would be unaffected.

Parking

The dormer extension will result in additional bedrooms on the loft, however there will be no changes to site access, or parking. The parking at its current condition meets 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.
- 2 This decision relates to drawings numbered dwg no. 001.1, dwg no. 002.1, dwg no. 003.4, dwg no. 004.3, dwg no. 005, dwg no. 007 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 and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	23/07/2025		