

DELEGATED REPORT

Report by Amanda

Date of report: 23/07/2025

Ref:71994/FUL

Uhunmwagho

Registration: 02/06/2025

LDfC: 04/07/2025

Expiry Date: 28/07/2025

Site Visit: 01/07/2025

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: Removal of existing chimney stack; 4 no loft windows to front elevation and 1 no. loft window to rear elevation; first floor window to side elevation; raising the cill height of the ground floor front window and render to the front, rear and partial side elevations of the property

Location: 15 Orange Hill Road, Prestwich, Manchester, M25 1LR

Description

The application relates to a two storey end terrace house with a small garden to the front and yard at the rear. The side elevation abuts the pavement along Peach Street to the southwest. There is a larger fenced garden and drive area to the rear of the site, which possibly is within the applicant's ownership, but this is not shown within the red edge on the submitted drawings.

The proposal is to remove the existing chimney stack, add 4 rooflights to the front of the existing roof and 1 at the rear. The cill of the ground floor bay window to the front elevation is to be raised and there would be a new first floor window installed to the side elevation. All elevations except the original side elevation would be finished with an off-white colour render.

Relevant Planning History

- 45013 - Certificate of lawfulness for existing use as a dwelling house - Refused 11/10/2005
- 67031 - Front porch extension; Rear dormer extension - Approve with Conditions 20/10/2021
- 68327 - A: Front Porch and amendments to front bay window. B: Rear dormer extensions - Split Decision 21/06/2022
- 68327 - A: Front Porch and amendments to front bay window. B: Rear dormer extensions - ZZZ Special deleted application 05/10/2022
- 71452 - Lawful Development Certificate for proposed rear dormer extension, internal reconfiguration, proposed first floor side window. - Lawful Development 26/02/2025

Publicity

2 neighbours notified on 13/06/25 and 5 neighbours notified on 17/06/25 - No objections received and one email of support was received. The neighbour stated that the proposals are well thought out and designed, and it would be a real improvement to the property. Homeowners investing in home improvements of this quality are to be supported.

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

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 a mixture of brick, render and cladded finishings to properties in the immediate vicinity. As such the proposed render would not be considered to be significantly detrimental in terms of its impact on the streetscape.

Some other properties along the road appear to have had the chimneys removed, so this would not appear out of character in this area. The change to the front bay window by raising the cill height would improve the appearance of the property and the new side window and proposed rooflights would not have any significant detrimental effect on the character of the existing streetscene. The design of the proposal is considered acceptable in this location.

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 would be an acceptable separation distance between the application property and properties to the front, side and rear not to have any significant detrimental impact on residential amenity at those properties.
- At the side the new upper floor bathroom window would look onto the side street only and the blank elevation of no.17 Orange Hill Road. As such it would not cause any significant detrimental harm in terms of residential amenity.
- The proposed rooflights, raising of the cill at the front, render and removal of the chimney would not have any significant detrimental impact on residential amenity in the area.

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 3 to 4 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 shown on the drawings does not have any existing on-site parking. There is a drive to the rear of the site which may be in the ownership of the applicant but this has not been confirmed on the drawings. However, there are no parking restrictions to the highways in front or to the side of the dwelling and there is public transport available close by. 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 S(00)01, S(00)02, L(00)01, GA(00)02, GA(00)03 Rev A, GA(00)04 Rev and GA(00)05 Rev D 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 be off-white render to all elevations, with the exception of the side elevation which would be brick as existing.
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.
- 4 Before the first occupation of the extension hereby permitted the first floor window on the side elevation shall be fitted with obscured glazing, be unopenable below an internal height of 1.7m and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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 - 23/07/2025		DM - 24/07/2025	