

DELEGATED REPORT**Report by** Amanda**Date of report:** 19/09/2024**Ref:**71025/FUL

Uhunmwagho

Registration: 12/08/2024**LDfC:** 06/09/2024**Expiry Date:** 07/10/2024**Site Visit:** 18/09/2024**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:** Two storey extension at side**Location:** 8 Dartmouth Road, Whitefield, Manchester, M45 6AS**Description**

The application relates to a two storey semi-detached house on Dartmouth Road. It is a cul-de-sac with 13 properties. All but one (no.10) are semi-detached. The building is slightly higher compared to the highway in front and there is a garden with a brick wall along the front boundary. The existing driveway could accommodate up to three vehicles. Access to the rear garden is via the side of the property. At the rear there is a single storey extension. The rear garden is made up of a patio area and lawn, and there are fences to all boundaries.

The proposal is to build a two storey side extension which would provide a kitchen, cloakroom, wc and study to the ground floor and a fourth bedroom, en-suite and dressing area to the first floor. There would be bay windows to the front elevation and the finished materials would match the existing building. At the rear there would be a full length feature window to the first floor bedroom.

It would measure 3694mm wide at the front and it would measure 8405mm long. At the rear the extension would be built up to the existing single storey rear extension. The roof would be pitched. At the rear there would be five rooflights to the existing single storey rear extension and a single rooflight to the first floor en-suite bathroom.

Relevant Planning History

N/A

Publicity

7 neighbours notified on 16/08/2024 - No comments or objections 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 extension would be set back from the original front elevation by around 1316mm and

the bay windows to the front would mirror the existing bay windows on the front elevation, as would the pike to the front. The finished materials to the walls and roof would be considered to be in keeping with the existing building.

No.10 Dartmouth Road to the east is a detached property, also with bay windows to the front. The roof is hipped and the site has a lower land level compared to the site. The extension at no.8 would be set back from the front elevation and set slightly off the shared boundary with no.10. Taking this into account and that no.10 is a different style property there would be no concerns regards terracing in the future, if the neighbour chose to extend to the side. 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 just over 9000mm from the rear of the extension to the rear boundary. This would be acceptable in terms of SPD 6 and it is considered there would not be any significant detrimental impact on residential amenity at houses to the rear.
- There would be no windows in the side elevation adjacent to the boundary with no.10 Dartmouth Road.
- As the extension would be to the east side of the existing dwelling it would not have any detrimental impact on residential amenity at no.6, attached to the west side.
- Properties to the front, on the opposite side of Dartmouth Road would be an acceptable distance from the front of the extension not to have any significant detrimental impact on residential amenity at those properties.
- There would be ample parking space remaining to the front of the extension to park at least two vehicles on site.
- The drawings show that the extension would be built away from the boundary with no.10 next door and certificate A has been submitted with the application. As such there would be no concerns regards encroachment at this property.

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 existing has an area at the front for parking two vehicles and this would remain following the side extension being built, which would be set back from the front of the property. The area is high access in terms of public transport and there are no parking restrictions to the highway in front. 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 2413-01 Rev P2, 2413-02 Rev P1 and 2413-03 Rev P1 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.
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 - 19/09/2024		DM 20/09/24	