

DELEGATED REPORT

Report by Tom Beirne	Date of report: 15/01/2025	Ref: 71374/FUL
Registration: 16/12/2024	LDFC: 10/01/2025	Expiry Date: 10/02/2025
Site Visit: 07/01/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two-storey/ single storey side extension.

Location: 2 Northleigh Drive, Prestwich, Manchester, M25 0GQ

Description

The application relates to a two storey detached house on a residential cul-de-sac. Driveway to front and side. Mature hedge along front boundary and heavy shrub and tree planting along north/side boundary with No.16 Sheepfoot Lane.

The proposed extension would be on the north side of the house and project out 2.5m in line with the front elevation and run back 5m when it steps back in towards the side of the house to form a small side/rear extension, in line with the rear elevation. The new roof would be pitched and carried over onto the existing cat-slide roof with the walls finished in red brick to match the house. The extension would allow for extensions to two existing bedrooms at first floor and an extended kitchen, dining room and new toilet at ground floor.

Relevant Planning History

12/0419 - Siting of a container - 08/08/2012

Publicity

Immediate neighbours notified by letter dated 16/12/2024. No comments 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 - In terms of scale and appearance, the proposed extension would be in keeping with the existing house and would not appear prominent on the house or within the streetscape. Materials to match the house. Complies with UDP Policy H2/3 and associated guidance in SPD6 relating to extensions and alterations.

Residential amenity - With the extension situated on the opposite side of the house to the closest neighbour at No.89 Downham Crescent, there are no issues with regard to this property. The neighbour on the north side (Sheepfoot Lane) is set up on slightly higher ground and is separated by mature shrubs and trees and a large garden. There are no windows overlooking neighboursto the side or rear. As such there are no residential amenity issues arising.

The proposal is acceptable and complies with UDP Policy H2/3 and associated guidance in SPD6 relating to extensions and alterations.

Access and Parking - There is sufficient space on the existing driveway to park a car clear of the highway. This is acceptable and complies with UDP Policy H2/3 and guidance with regard to extensions and alterations.

Statement in accordance with Article 35(2) Town and Country Planning (Development

Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 received 16/12/2024 and revised site plan received 15/01/2025 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.
- 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	15/01/2025		