

DELEGATED REPORT

Report by Amanda

Date of report: 17/04/2023

Ref:69409/FUL

Uhunmwagho

Registration: 03/03/2023

LDFC: 06/04/2023

Expiry Date: 28/04/2023

Site Visit: 23/03/2023

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear extension

Location: 114 Radcliffe New Road, Radcliffe, Manchester, M45 7WQ

Description

The application relates to a two storey detached house with a single storey extension to the rear. There is a garden to the front with a red brick wall along the front boundary and parking on site for at least one vehicle. At the rear there is a large garden with fences to all boundaries as well as planting along the side boundaries. There is a patio area directly to the rear of the dwelling.

The proposal is to build a flat roof single storey extension which would square off the building to the rear. It would project 5.21m from the original rear elevation and then extend 5.59m to the west where it would be built up to the existing extension. The pitched roof on the existing extension would be removed to make way for the new flat roof. The main windows/doors would be to the rear elevation with one door to the east side elevation.

Relevant Planning History

N/A

Publicity

Four neighbours notified on 16/03/2023 - No comments or objections received.

Statutory/Non-Statutory Consultations

Transport for Greater Manchester - No objections.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations

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.

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.

As the extension would be built on the rear of the existing dwelling it would not be visible in the public realm along Radcliffe New Road at all. The proposed brick walls would be considered to be in keeping with the existing building and the flat roof with a single ply membrane roof would be considered acceptable in this instance.

The extension would only be partially visible by a handful of neighbouring rear gardens and properties. As such 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.

Residential Amenity -

- The extension would be around 23m away from the rear boundary. As such there would

be no concerns about the impact of the proposal on Metrolink tracks which run past the rear of the site.

- Apart from the change of roof style from a pitched to a flat roof there would be no changes to the west side elevation. There is an existing utility room window which would remain. As such there would be no significant detrimental effect on residential amenity at no.112 Radcliffe New Road next door.
- To the east no.116 Radcliffe New Road has a slightly higher ground level to the site and there is a single storey side extension close to the shared boundary. There would be a door installed to the east side elevation but no new windows. According to the proposed drawings there would be around 1.1m of extension visible above the existing fence. Taking this in to account, and that the roof would be flat there would not be any significant detrimental impact on residential amenity at the rear of 116 Radcliffe New Road, including the natural path of daylight to this property and its garden.
- No.2 Leicester Road has a similar land level to that at no.116 Radcliffe New Road and there is also a detached garage built close to the shared boundary with site. As such the majority of views of the extension from the rear of no.2 Leicester Road would be very limited.

With the above in mind 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 residential amenity.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the driveway to the front of the site.

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 R1899-100, R1899-101, R1899-102 and R1899-103 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.
- 3 The external finishing materials for the proposal hereby approved shall match those shown on the approved plans.
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

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Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 17/04/2023		DM	21/04/23