

DELEGATED REPORT

Report by Amanda

Date of report: 14/03/2024

Ref:70491/FUL

Uhunmwagho

Registration: 15/02/2024

LDfC: 07/03/2024

Expiry Date: 11/04/2024

Site Visit: 04/03/2024

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Two storey front extension; Hip to gable loft conversion with rear dormer & juliette balcony & front velux windows; First floor rear extension; Cladding to front elevation with window surrounds

Location: 12 Hillingdon Road, Whitefield, Manchester, M45 7QN

Description

The application relates to a two storey detached house on Hillingdon Road which has a two storey flat roof side extension. The whole of the front of the site is brick paved providing on site parking for 2/3 vehicles. There is a short brick wall to the front and south side boundaries and a fence along the north. the driveway is open to the highway in front.

At the rear there is a single storey flat roof extension which is rendered and there is a patio area directly to the rear of the dwelling. A short brick wall separates the patio from the garden and there are a couple of steps leading down on to the grassed area. There are fences and planting to all boundaries with some trees to the end of the garden.

The proposal is to build a two storey front extension which would provide a new porch and extension to an existing bedroom above. The roof would also be converted from a hip to a gable style with a ridge height increase of 1.54m. There would also be a first floor rear extension to the north side of the dwelling which would create access to the proposed loft room. A flat roof dormer would be erected on the rear of the building providing an additional bedroom. There would be a Juliet balcony and full length window to the new bedroom and windows to the landing area (one to the rear and one to the side of the dormer). Four velux rooflights would be installed to the front of the roof.

The plans show that the majority of the walls, roof and window materials would match the existing building, with the front elevation being finished in a 'Rusticated' coloured brick slip cladding.

Relevant Planning History

68373 - New porch at front; First floor extension at side/rear and Alterations to front elevation/roof - Approve with Conditions 23/06/2022

Publicity

7 neighbours notified on 15/02/2024 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
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) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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.

Hillingdon Road consists of both bungalows and two storey houses. Many of which have been extended and modernised. There are various designs of properties along the road, with finished materials including brick, render and cladding. Therefore, the proposed design and finished materials to be used in the construction of the extension would be considered to be acceptable in this location.

Although higher than the existing roof, the new pitched roof would be much more aesthetically pleasing than the existing two storey flat roof extension to the side of the existing dwelling. It would result in the building being around 1.2m higher than both adjacent properties, but as the gaps between the properties would remain the same and there are a number of different heights to properties along this road it is considered that the proposal would not have any significant detrimental impact on the character of the existing streetscene.

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.

Residential Amenity -

- Properties to the front of the site would be more than a sufficient distance from the extended property not to have any significant detrimental impact on residential amenity.
- There would be over 20m from the first floor rear extension and the dormer to the rear boundary. As such it is considered that there would be no significant detrimental impact on residential amenity at properties to the rear of site.
- There would be no windows in the south side elevation adjacent to no.14 Hillingdon Road.
- To the north side there would be two new stairwell windows installed, one to the first floor and one to the side of the dormer. Although a stairwell and landing would not be considered to be habitable rooms a condition would be added to the decision stating that these particular windows should be obscurely glazed and remain as such in the future. This would ensure privacy levels are retained between both properties.
- The property is due south of no.10 Hillingdon Road and as such the proposal may have some detrimental impact on light to the side of no.10 at some point during the day. However, the existing building would already have some impact on light to the side of this property and any increase would be considered minimal and not sufficient enough to warrant refusal.
- There are no habitable room windows to the side elevation of no.10 next door and all habitable room windows on the rear elevation are well away from the shared boundary, as it the main garden area.
- The proposal would not have any impact on the existing parking arrangements to the front of the site.

Taking the above into account the proposal conforms to Bury 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 4 to 5 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 a

drive at the front for the parking for up to 3 vehicles. The area has on street parking and there is public transport available. With the 3 existing spaces on site it is considered that the parking arrangements are sufficient and there are not grounds for refusal.

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 drawing numbered 502 received on 06/02/2024, drawing numbered 503 received on 15/02/2024 and revised drawings numbered 002 Rev 2 and 003 Rev 3 received on 13/03/2024 as modified by the email from Gold Sketch Studios Ltd dated 13/03/2024. The development shall not be carried out except in accordance with the details 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 be Rusticated coloured brick slip cladding with stone window surround to the front elevation and the finished materials to all other elevations would 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.
- 4 Before the first occupation of the extension hereby permitted the new stairway windows on the north side elevation shall be fitted with obscured glazing 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 - 14/03/2024			