

DELEGATED REPORT

Report by Mo Warsame	Date of report: 13/03/2024	Ref: 70315/FUL
Registration: 15/01/2024	LDFC: 09/02/2024	Expiry Date: 11/03/2024
Site Visit: 02/02/2024	Site Notice: N/A	Press Date: N/A
09:00:00		
Objections: 1	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Front porch; single storey / two storey side extension; single storey / two storey rear extension; first floor extension at rear; dormer extension at rear and velux rooflights to front and rear elevations; and proposed basement room in rear garden to be used for a gym

Location: 29 Parrenthorn Road, Prestwich, Manchester, M25 2RH

Description

The property is a two storey semi detached house in a render finish. It has a drive to the side leading to a good sized rear garden which backs on to open land with a number of trees along the boundary. There are no properties to the rear of the site and the adjacent properties on either side are No.27 (attached) and No.31.

Planning permission is sought for a front porch, two storey side and part single part two storey rear extensions along with a flat roof dormer extension at rear; and a detached outbuilding to the rear.

The proposed two storey side extension would project and 2.35 metres to the side and run to the principal rear elevation.

The part single storey rear extension would project 4 metres to the rear and run 8.3m to the side to adjoin the proposed side extension. The part two storey rear extension would also extend 4 metres to the rear on this side and run circa 6 metres to the other side, effectively creating and enclave on the side near the shared boundary with the attached dwelling (No.27). The part two storey element would facilitate a new bathroom and two bedroom extensions. The bathroom section would project 1.76 metres to rear from the shared side boundary with No.27 and run 2.2 metres to the side to create the enclave with a setback of 2.24 metres from the rest of the extension.

The single storey front porch would project 2 metres to the front and run 4.45 metres to the side, while the proposed rear dormer would be built on the footprint of the existing roof and would not extend beyond the roof's ridge height. The proposal would also include a detached outbuilding measuring 4 metres by 9.05 metres.

Overall, the development would accommodate a gym via the proposed outbuilding, an additional bedroom, via the loft conversion with the dormer extension and bedroom extensions along with a new en suite bathroom on the first floor. On the ground floor the development would provide an open plan kitchen dinner and lounge along with a new entrance porch and other internal alterations.

The development would have pitched roofs above all extensions except for the flat roofed rear dormer and the detached outbuilding. Moreover, the proposed extensions along with the existing property would be finished in render.

Relevant Planning History

None.

Publicity

Neighbour letters sent. One objection received.

Comments

The concerns relate to the extent of the proposed development, and its proximity to the shared rear boundary. There is also a concern of whether the development would lead to loss of privacy and outlook particularly to their garden or cause other implications such as over shadowing due its position.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Unitary 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) 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.

Visual Amenity

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

SPD 6 states, to avoid the appearance of uncharacteristic terracing, the front elevation at first floor level should be set back by at least 1.5m from the main frontage of the original dwelling. The proposed two-storey side extension would have no setback. However, given a setback on the first floor is not a common feature in this location as no properties on this street have a setback on the first floor. Moreover, the development would maintain a 900mm set off the boundary with the neighbour, which they also have on the other side making a 1.5m separation. As such, the proposed development would be acceptable.

The proposed single storey front and rear extensions, in design terms, would be in keeping with the existing dwelling and would not appear incongruous within the streetscape. The two-storey elements to the side and rear would be modest extension with sufficient setback from the front and rear and as such, would have no detrimental impact on the street scene. Overall, the two-storey rear elements would be a simple rectangular extension that would also be acceptable in design terms.

The proposed flat dormer and the proposed flat roof outbuilding at the rear would also have simple and unobtrusive designs and whilst appearing as an uncoordinated collective of many extensions with no cohesion, these are not visible to the public arena.

Overall, the proposal would be constructed with materials that would be in keeping with the existing dwelling. As such, the proposed development would not be a prominent feature in the street scene and would comply with Policies H2/3 of the Bury Unitary Development Plan and SPD6.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- The development would have no proposed side windows.
- SPD states that a single storey extension should not project more than 3m along a neighbouring boundary. At which point the 45° rule would apply. However, taking in to account the Larger Homes Scheme and that the adjacent neighbours have not

objected the projection of 4 metres along the shared boundary would be acceptable.

- The proposed two storey rear element would have no sufficient impact in terms of overlooking and privacy, as there would be no properties directly to the rear. Furthermore, this extension would have no proposed side windows facing the adjacent properties on either side and the proposed extension would not encroach the 45 degree rule.
- The proposed 2 storey side extension would project a blank wall to the side and there would be no habitable window from the adjacent property that would be facing the proposed extension. Furthermore, there would be sufficient distance to the rear boundary and the proposed extension would also not encroach the 45 degree rule.
- The proposed single storey front porch would be modest extension and would not interfere the existing parking arrangement.
- The proposed dormer extension would be built entirely on the existing footprint of the property. The proposed dormer would not have windows to the sides. Furthermore, number of properties within this street have similar development approved. Therefore, the proposed rear dormer extension would be acceptable.
- The proposed outbuilding is single storey and therefore overshadowing would not be seriously excessive above and beyond the existing situation. The proposed outbuilding would be acceptable and comply with UDP Policy H2/3 and associated guidance in SPD6.
- There would remain an acceptable amount of outdoor private amenity space.

Overall, there would be no serious impact on amenities of the adjacent neighbouring properties. The proposal therefore conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Parking

The proposal will result in 1 additional bedroom. However, the driveway at its current condition meets the maximum parking requirements.

Response to Objections

The report have addressed the concerns of the objecting party. The concerning comments have been addressed and it would not warrant a refusal as the proposal would have no detrimental impact on the neighbouring properties.

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 8300/001 (Rev C) 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 listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	13/03/2024		