

DELEGATED REPORT

Report by Helen Pressley	Date of report: 01/05/2025	Ref: 71767/FUL
Registration: 26/03/2025	LDFC: 30/04/2025	Expiry Date: 21/05/2025
Site Visit: 30/04/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: First floor side extension

Location: 8 Hillingdon Road, Whitefield, Manchester, M45 7QN

Description

The application relates to a detached, two storey dwellinghouse located on the corner of Hillingdon Road and Ferndale Road. The premises has parking to the front with gardens to the side and rear. The dwelling has been previously extended at first floor to create a two storey dwelling. The dwelling also has an existing single storey flat roof extension to the side.

Planning permission is sought to construct a first floor extension, above the existing flat roof side extension. The proposed extension would project approximately 2075mm from the side of the main dwelling.

Relevant Planning History

01589/E - Conversion of existing bungalow into 2 storey dwelling - Enquiry completed 19/11/2014

58222 - Roof extension to create first floor with juliet balcony at rear; External alterations to include chimney at side and render/timber to elevations - Approve with Conditions 22/01/2015

Publicity

Letters sent to neighbouring properties 4th April 2025. No representations 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

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

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.

SPD 6 seeks to prevent first floor side extensions from causing a terracing effect by requiring a 1.5 metre set back to the main frontage or to the boundary. The proposed first floor extension would be located approximately 2.1 metres from the shared boundary with No. 10 complying with SPD6.

The proposed extension would have a mono pitch roof replicating the pitch of the roof of the main dwelling. The proposed windows are considered to be suitably aligned and the use of matching materials is acceptable. The proposed extension would not overwhelm the existing dwelling or lead to over development of the associated residential amenity space.

It is considered that the proposal would not have a detrimental impact on the visual amenity

of the host dwelling, or the general streetscene and would therefore comply with UDP Policy H2/3 and SPD6.

Residential Amenity

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

- Proposed front and rear windows would relate to non-habitable rooms (walk in wardrobe). Aspects therefore not applied.
- Proposed side window be high level, opaque and relate to non-habitable rooms (ensuite). Aspects therefore not applied.
- The proposed rear elevation would not project beyond the principal rear elevation of No. 10
- The proposed front elevation would project beyond the principal front elevation of No. 10 but would not impact on a 45 degree line as taken from the midpoint of the nearest ground floor habitable room window of this property and as such is considered to be acceptable.
- The proposal would not lead to an increase in bedrooms as such parking requirements would be retained as existing.

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 HDR-PWA-VV-XX-DR-A-(SP)-0100 Rev P4, HDR-PWA-VV-XX-DR-A-(SP)-0101 Rev P2, HDR-PWA-VV-XX-DR-A-(ST)-0102 Rev P2, HDR-PWA-VV-XX-DR-A-(DE)-0131 Rev P2, HDR-PWA-VV-XX-DR-A-(GA)-0200 Rev P4, HDR-PWA-VV-XX-DR-A-(GA)-0201 Rev P5, HDR-PWA-VV-XX-DR-A-(GA)-0202 Rev P2, HDR-PWA-VV-XX-DR-A-(GE)-0220 Rev P4, HDR-PWA-VV-XX-DR-A-(GE)-0221 Rev P4, HDR-PWA-VV-XX-DR-A-(GE)-0222 Rev P3, HDR-PWA-VV-XX-DR-A-(GE)-0223 Rev P2, HDR-PWA-VV-XX-DR-A-(SK)-0001 Rev P4, HDR-PWA-VV-XX-DR-A-(SK)-0002 Rev P4, HDR-PWA-VV-XX-DR-A-(SK)-0003 Rev P2 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 1/5/2025			

