

DELEGATED REPORT

Report by Amanda

Date of report: 18/06/2024

Ref:70702/FUL

Uhunmwagho

Registration: 01/05/2024

LDfC: 27/05/2024

Expiry Date: 26/06/2024

Site Visit: 22/05/2024

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: Single storey rear/side extension including raising of the ridge; Extension of vehicular access; front porch

Location: 15 Eight Acre, Whitefield, Manchester, M45 7LW

Description

The application relates to a detached bungalow which is part rendered and part brick finish. There are gardens to the front and rear. There is an existing driveway to the front/side of the dwelling leading to a detached garage. The adjacent properties are both bungalows as are properties opposite the front of the site.

The proposal is to remove existing detached garage in order to build extensions to the side and rear of the main dwelling along with a front porch. The ridge height would also be increased from around 3637mm to 4265mm. At the front of the property the garden would be replaced with hardstanding for parking and the existing 4m wide dropped kerb would be extended to 4.5m.

The front porch would be built centrally to the front elevation. It would measure 1500mm x 3243mm, The roof height would be in line with the ridge of the main dwelling and there would be a feature window above the front entrance. The porch would be finished with grey bricks and there would be new windows installed to the front elevation.

The extension would project 4000mm to the side and it would measure 16,751mm along the side elevation. There would be en-suite and utility room windows to the side elevation as well as a door. At the rear the extension would project 4000mm and it would measure 8545mm wide. There would be two sets of sliding patio door installed to the rear elevation with windows above and the ridge height would be increased by 638mm. There would be grey bricks and render to the rear elevation and both side elevations would be finished with grey render.

Four new windows to the north east side elevation would be high level windows. They would serve a new snug and gym.

Relevant Planning History

N/A

Publicity

10 neighbours notified on 25/05/2024 - No comments or objections received.

Statutory/Non-Statutory Consultations

Traffic Section notified on 01/05/2024 - Objections to the initial drawings showing a dropped kerb which would measure 10,00mm long. The Highways officer recommended that an extended kerb measuring no more than 4500mm wide would be acceptable.

Pre-start Conditions - Not relevant.

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), 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.

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.

The existing building is finished with both render and brick, and there are a mixture of brick and render finished properties along Eight Acre. Therefore the proposed render to all elevations and the new brick work would not have any significant detrimental effect on the character of the streetscene.

The design of the extension would be considered to remain in keeping with the existing building, as well as others along the road. The design of the proposal is considered acceptable in this location.

Although not ideal the applicant could remove the front garden area to replace it with porous hardstanding as Permitted Development. Several other properties along Eight Acre also have hardstanding to the front of the dwellings. It would not appear out of keeping in 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 -

- There would be a minimum of around 9600mm from the rear elevation of the extension to the rear boundary. This would be acceptable in terms of SPD 6.
- At the front there would be around 7000mm from the front of the porch to the front boundary and around 10,500mm from the front of the side extension. This would be acceptable in terms of SPD 6.
- Properties to the front and rear of the site would be more than a sufficient distance from the proposed extension not to have any significant detrimental impact on residential amenity at those properties.
- The four new windows to the north east side elevation would be close to the shared boundary with no.17 next door and they would be adjacent to the driveway at that property. As the windows would be high level windows it is considered that there would be no significant detrimental effect on privacy levels at that property/garden.
- The existing 2000mm high fence along the shared boundary with no.17 would screen most of the views to and from the new windows.
- On the south west side elevation there would be two new windows and a door to a utility room. A condition would be added to the decision stating that the windows should remain obscurely glazed at all times in the future to ensure privacy levels are retained between the application property and windows at no.13 next door.
- No.13 has a bedroom window on the side elevation facing the site and two other windows which appear to be obscurely glazed. Looking at drawings from a previous planning application at no.13 the bedroom window to the side appears to have been relocated from the rear following an extension to the property. As such less weight would be given to this window when assessing the current planning application. There would be around 2000mm from this window to the side elevation of the extension. This is taking into account a 1000mm path to both sides of the shared boundary. In this instance it is considered that the proposed extension would not have any significant detrimental effect on this particular window. It is also noted that the applicant could build a single storey extension right upto the shared boundary with no.13 as permitted development.

- The proposed site plan received on 18/06/2024 states that the new driveway would be constructed with porous materials, which would help to prevent further surface water drainage onto the driveway to the front. This would be in line with the requirements as noted by the Highways officer in their email dated 29/05/2024.
- The existing dropped kerb to the front of site would be extended from 4000mm to 4500mm. This is what the Highways officer advised the maximum allowed would be in their email dated 29/05/2024. As such it would be considered to be acceptable.

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 separation distance to the surrounding properties.

Parking -

The proposal would increase the number of bedrooms from 1 to 2 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 2 parking spaces. Part of the garden to the front would be removed to provide an extra parking space to the front of the property, meaning there would be two parking spaces within the site. There is on street parking to the front of the site. In this instance then the parking arrangements are considered sufficient.

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 drawing numbered 001 Rev A received on 01/05/2024, drawing numbered 002 Rev A received on 20/05/2024, drawing numbered 003 Rev A received on 14/06/2024 and drawing numbered 004 Rev A received on 18/06/2024 as modified by the emails from Home design and Build dated 20/05/2024, 14/06/2024 and 18/06/2024. 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 and the existing building shall be grey coloured render as shown on the approved drawings. 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 en-suite and utility room windows on the south west 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 -	18/06/2024	DM -	19/06/2024