

DELEGATED REPORT

Report by Jane Langan	Date of report: 25/11/2020	Ref: 66040/FUL
Registration: 06/10/2020	LDFC: 06/11/2020	Expiry Date: 01/12/2020
Site Visit: 14/07/2020	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: Single storey extension at side /rear; Porch at front

Location: 6 Woodland Crescent, Prestwich, Manchester, M25 9WQ

Description

The property is a semi detached house in brick/render. It has a garden and drive to the front and to the side a detached garage. A path to the side leads round to a fenced rear garden. The adjoining semi is No.8 and to the opposite side the site borders the rear garden to 41 Bland Road. To the rear is the boundary with the rear garden to 43 Bland Road. This property is located a storey lower in levels with habitable room windows to the party wall side then a two storey extension a kitchen at ground floor and blank wall at first floor.

The application includes a single storey porch extension at the front 1.5m deep and 5.3m across. To the side a single storey would come out an additional 1.3m and run along the side for 4.9m where it would then be set in 0.8m and projecting a further 4.1m along of which 1.7m would project past the rear elevation for 5.3m across. The extension would form a porch, utility, playroom and extended kitchen. The proposal is a revised scheme from 65657 removing the two storey element.

Relevant Planning History

65657 - Two storey extension at side; Single storey extension at side /rear; Porch at front - AC 17/08/2020

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

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. 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 and design - The porch would have a monopitch roof extending into a dual pitch to the side extension and with a side gable wall. To the rear the roof would be hipped. Materials would be a mix of brickwork/render and roof tiles to match the existing.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking and bin storage - The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The proposed site plan makes provision for 2 spaces with some of the wall and landscaping to the north side removed. This would then increase the parking provision. Access to the rear is restricted as existing and bins are stored at the side of the property. The frontage has a level of screening from the boundary wall and hedge. The agent has provided two site plans to demonstrate that both the increased parking and bin storage can be accommodated on the site.

Residential amenity - The side extension would run adjacent the boundary with the rear garden to 41 Bland Road. The ground floor would have two slim windows to the side which would be screened by fencing and planting.

To the rear 43 Bland Road is located a storey lower. The proposed single storey would

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bring the rear elevation closer as it would project 1.7m off the original rear elevation. This is considered acceptable given that a 3m single storey could be constructed as permitted development which is a material consideration.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential 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 001.Rev 1, 002, 003, 044 Rev 1 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>
JL	25/11/20	DM	25/11/20