

DELEGATED REPORT

Report by Amanda

Uhunmwagho

Date of report: 03/03/2025

Ref:71540/FUL

Registration: 20/01/2025

LDfC: 25/02/2025

Expiry Date: 17/03/2025

Site Visit: 26/02/2025

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: Two/single storey extension at side and rear

Location: 24 East Meade, Prestwich, Manchester, M25 0JJ

Description

The application relates to a two storey semi-detached house with gardens to the front and rear. There is a porch to the front and an existing flat roof first floor side extension with drive access below. At the front there is a low brick wall and planting area, but most of the front is paved.

To the rear there is a single storey out-rigger and the garden is part paved and part lawn. There are fences to two boundaries and the garage at no.26 East Meade is built directly along the shared boundary.

The proposal is to built a single/two storey side and rear extension. At the side the extension would measure 2401mm wide and would have an overall length of 12,542mm. To the rear it would project 3583mm from the original rear elevation and would measure 8663mm wide. At the side the first floor section of the extension would measure 11,619mm long and it would be built flush to the original front elevation as the existing extension is currently. At the front the single storey section would have a flat roof and the two storey side extension would have a pitched roof. The single storey rear extension would be flat with a Succah rooflight and the two storey rear extension would also have a flat roof.

Relevant Planning History

N/A.

Publicity

8 neighbours notified on 31/01/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

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 proposed development would be built with a design and finished materials that would be considered to be in keeping with the existing building. At the front there would be no set

back at first floor level. This would be the same as the existing first floor side extension. Given that no.26 East Meade to the north, is a different style, detached property with a hipped roof there would be no concerns regards terracing with this property.

The single storey rear extension would have a flat roof with a Succah rooflight. This would be considered to be a fairly common structure in this particular area. As it would be to the rear of the dwelling it would not be visible in the streetscene along East Meade.

The two storey rear extension would also have a flat roof. Although there is generally a presumption against flat roof two storey extensions it would be a relatively small section of flat roof and it would only be visible from neighbouring rear gardens adjacent to the site and from properties on Bury Old Road, to the rear. As such it wouldn't be too prominent in terms of visual amenity.

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, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- At the front the single storey section would not project any further forward than the existing porch. As existing parking is across the front of the dwelling it would not have any significant detrimental impact on existing parking arrangements within the site. No.15 East Meade, opposite the front has a similar parking arrangement.
- The first floor would be built flush to the original front elevation, which would be the same as it is currently. There would be one first floor window to the side elevation adjacent with no.26. This would be to a utility room and the drawing shows that it would be high level and obscurely glazed. As such it would not have any significant detrimental impact on privacy at no.26 next door.
- Properties to the front would be an acceptable distance from the extended property not to have any significant detrimental effect on residential amenity at those properties.
- At the rear the single storey extension would project to the same point as the single storey extension at no.22, attached to the south side of the application property. As such it would not have any seriously detrimental effect on residential amenity at that property.
- The two storey rear extension would be around 3713mm away from the shared boundary with no.22 and there would be no first floor windows directly facing that property/garden.
- The two storey rear extension would be less than 7000mm from the rear boundary. However, as the two windows would be to bathrooms, which are classed as non-habitable rooms the lesser distance would be considered acceptable. In addition a condition would be added to the decision stating that these windows would remain obscurely glazed at all times in the future.
- There would also be a small window to the south east side elevation of the proposed en-suite bathroom. As this would be obscurely glazed there would be no significant detrimental impact on residential amenity at no.22 next door.
- On the north side the two storey extension would project around 1500mm past the rear elevation of no.26 East Meade. There would be a gap measuring around 3000mm between the extension and the side elevation of no.26. This area is a driveway which leads to a detached garage at the rear. There are no habitable room windows to the side of no.26. As such it would be considered that there would be no significant detrimental impact on residential amenity at this property.
- Certificate A has been signed and submitted with the application form stating that all of the development would be within the site curtilage.

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 not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the driveway at the front of the site.

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 A1.1 Revision PL2 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 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, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall 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 first floor utility room window to the side elevation and the first floor bathroom windows to the two storey rear extension shall be fitted with obscured glazing and be unopenable below an internal height of 1.7m, 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 - 03/03/2025		HL - 05/03/2025	

