

DELEGATED REPORT

Report by Jane Langan	Date of report: 03/03/2023	Ref: 69208/FUL
Registration: 02/02/2023	LDFC: 27/02/2023	Expiry Date: 30/03/2023
Site Visit: 13/02/2023	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey rear extension; Raising of roof ridge height; Loft conversion with front and rear dormers; Front canopy

Location: 65 Glebelands Road, Prestwich, Manchester, M25 1WH

Description

The property is a two storey detached house. It has a single storey section to the front forming a porch and part of the garage. Above the garage is a flat roofed extension and to the rear part of the elevation is extended single storey. There is a patio from the house and lawn at a raised level. Beyond the rear boundary are allotments. The neighbouring property to the west side is No.63 and sits set back and slightly lower than the site. It has a ground and first floor bay window to the side to the site. To the opposite side No.67 has a dormer to its side roof slope and to the rear is extended single storey.

The application includes extending the roof by 0.5m in height. The flat roofed existing section would have a hipped roof added and to the centre of the main roof a 1.5m wide pitched roof dormer would be added. To the rear roof slope a flat roofed dormer 2.4m wide would be added with a full height window. The extended roof space would form an additional bedroom. At ground floor a canopy would be constructed above the flat roofed garage and porch section that projects out at the front. The west side would have a 2.1m section clad in burnt larch effect boarding and the roof in zinc aluminium cladding. The front elevation of the house would be rendered white/off white. To the rear a single storey extension would come out 4.5m deep across the full width.

Relevant Planning History

58218 - Roof extension with dormer at rear - AC 16/01/2015.

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 proposal would see the existing roof raised by 0.5m. This would not be a significant amount and the property would not appear intrusive in the street. A street scene elevation plan has been provided to demonstrate this. There are no other front dormers in the immediate vicinity. The one proposed would be well placed, with a dual pitched roof, and would not occupy a large area of the front roof slope. The addition of the hipped roof to the existing flat roofed section would be an improvement and it would be tiled to match the main roof. The proposal would see a modern approach to the appearance of the property in terms of materials. The front elevation would be rendered white/off white with the front dormer would be tile hung to match the main roof. Burnt larch cladding would be applied to a section of the canopy to the west side and its roof would be zinc aluminium. Whilst the proposal would see a change on the appearance of the property, the materials to be used are not uncommon for domestic properties, and the development would not appear out of character.

To the rear the dormer would be 2.4m wide and flat roofed set below the main ridge. The rear would have full glazing with the walls clad in burnt larch effect boarding. The single storey would be almost flat roofed with a zinc aluminium covering and roof lights. The rear elevation would be mainly glazed and the walls in burnt larch cladding.

The proposal is considered acceptable and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms it would remain as 4 with one becoming a study, however there would then be potential for a 5 bed. 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 3 parking spaces. The site as existing has a drive to the front which would be unaffected by the proposal. There is potential for further parking to the front garden where the applicant is also currently parking. Notes on the footpath indicate that there may be plans to extend the drop kerb. The area has on street parking and there is public transport available. In this instance then the parking arrangements are considered sufficient.

Residential amenity - The proposed dormers would located to the front and rear would not cause any overlooking as there are no properties directly opposite or to the rear. To the rear the proposed single storey extension would encroach the 45 degree line at a point less than 3m from the mid point of the rear bay window to No.63. Detached properties can extend up to 4m under permitted development and the proposal would then be only 0.5m deeper which would not make a significant difference. A further material consideration is the larger homes scheme which can allow an extension up to 6m in depth where there are no neighbour objections. None have been received in this case.

To the opposite side No.67 is extended single storey at the rear. The rear elevation has 4 slim windows spaced across. The proposal would not encroach the 45 degree line taken from the mid point of this extension.

There would then be no serious impact on the amenity of the 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 SGH-007-01 Rev B, SGH-007-02F, SGH-007-003, SGH-007-04A 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

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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	03/03/23	DM	03/03/23