

DELEGATED REPORT

Report by Amanda

Date of report: 09/01/2025

Ref:71375/FUL

Uhunmwagho

Registration: 25/11/2024

LDFC: 03/01/2025

Expiry Date: 20/01/2025

Site Visit: 06/01/2025

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: Two storey front extension; First floor front balustrade balcony

Location: 6 Barnhill Avenue, Prestwich, Manchester, M25 9WJ

Description

The application property is a two storey detached house which has been previously extended. There are bay windows to the ground and first floor at the front and a single storey extension. At the front of the house there is a paved driveway for at least three vehicles and a garden area. There are high hedges to both side boundaries.

The proposal is to build a two storey front extension along with a balcony to the front. The property has already been extended to the front and at ground floor level the main change would be the addition of the bay window. At first floor level the existing bedroom would be extended out over the ground floor extension and a bay window would be installed to the front elevation. The roof would be hipped to match the roof over the existing bay windows to the opposite side of the front elevation.

A small balcony would be created above the front entrance, accessed from the first floor bedroom extension. It would have a glazed balustrade.

Relevant Planning History

50870 - SINGLE STOREY EXTENSION AT FRONT - Approve with Conditions 17/02/2009

51285 - SINGLE STOREY EXTENSION TO PORCH AT FRONT; BAY WINDOW AT FRONT WITH CANOPY ACROSS - Approve with Conditions 20/05/2009

51480 - TWO STOREY SIDE EXTENSION - Approve with Conditions 24/07/2009

51720 - SINGLE STOREY FRONT BAY EXTENSION - Approve with Conditions 19/10/2009

60573 - Replacement of roof including increase in ridge height, dormer at front and single storey extension at rear. - Approve with Conditions 28/10/2016

Publicity

5 neighbours notified on 09/12/2024 - 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 design of the two storey front extension would be constructed using materials and a design that would reflect the existing bay windows to the front of the house and the balcony would be fairly inconspicuous in between the two bay windows at first floor level. The design of the proposal is considered to be in keeping with the existing building and there would not be any significant detrimental effect on the character of 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, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- The two storey extension would be built around 7000mm forward of no.8 Barnhill Avenue to the south west of the site, and it would be adjacent to the driveway at this property. There is also a high hedge along the shared boundary which would screen much of the extension. It is considered that there would be no significant detrimental effect on residential amenity at this property.
- The separation distance from the extension and balcony to the property opposite would be acceptable in terms of SPD 6.
- As the extension would be to the front of the property there would be no detrimental impact on homes to the rear of the site.
- The extension would be around 11,000mm away from the shared boundary with no.4 next door.
- The proposed balcony would be in between the extension and existing two storey section to the front of the house. As such the area would be screened from views to and from both sides of the site and it would be far enough away from the shared boundaries not to have any significant detrimental effect in terms of noise.
- The position of the extension would not interfere with the existing parking arrangements within the site.

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 drive 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 drawings numbered E(100), E(110), E(120), E(200), E(500), E(510), P(100), P(110), P(120), P(200.3), P(500.3) and P(510.3) 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 09/01/2025		HL - 10/01/2024	