

DELEGATED REPORT

Report by Helen Pressley	Date of report: 14/02/2025	Ref: 71413/FUL
Registration: 20/01/2025	LDfC: 13/02/2025	Expiry Date: 17/03/2025
Site Visit: 13/02/2025	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 extension at side/rear

Location: 8 Dartmouth Road, Whitefield, Manchester, M45 6AS

Description

The application relates to a two storey, semi-detached dwelling located on Dartmouth Road. The property has an existing two vehicle driveway to the front, with a third space to the side of the existing dwelling. To the rear there is an existing single storey rear extension and a garden area.

Planning permission is sought for a single storey side/rear extension. The proposed extension would project approximately 3364mm to the side of the original dwelling and approximately 1600mm beyond the original rear elevation of the dwelling tying in with the existing single storey rear extension.

Permission 71025 was granted in September 2024 for a two storey side extension. This proposal would have a similar footprint but would be reduced to single storey in size.

Relevant Planning History

71025 - Two storey extension at side - Approve with Conditions 20/09/2024

Publicity

Neighbour letters sent to 8 properties on the 20th January 2025. No representations received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

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), 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.

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 extension would be set back from the original front elevation by around 1316mm and the bay window to the front would mirror the existing bay windows on the front elevation, as would the pike to the front. The finished materials to the walls and roof would be considered to be in keeping with the existing building. The proposed addition would not overwhelm the dwelling or result in over development of the associated residential amenity space.

It is therefore considered that the proposal would comply with the Policy considerations set out above.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of

neighbouring properties.

- No windows proposed within the side elevations facing towards No. 6 and No. 10 Dartmouth Road.
- The proposed front window would be separated from the directly facing properties by a highway and front gardens/parking areas. As such it is considered that this window would not lead to undue loss of privacy.
- The proposed rear windows would be screened by the existing rear boundary treatment.
- The neighbouring property at No. 10 has an existing single storey rear extension. The proposed extension would not project beyond this extension.
- There is an existing extension at the site adjacent to the shared boundary with No. 8. The proposed extension would not project beyond this existing extension.

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 retain the existing number of bedrooms at the property, but would require some of the parking to the side of the property to be lost. SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. SPD 11 would require a maximum of 2 spaces for this size of dwelling, in a high access area. The site as existing has an area at the front for parking two vehicles and this would remain following the side extension being built, which would be set back from the front of the property. As such the proposal would comply with SPD11.

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 Site Location Plan, 2412-13 P2, 2413-10 P1, 2413-11 P1, 2413-12 P1 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 and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 14/02/2025		HL - 20/02/2025	