

DELEGATED REPORT

Report by Tom Beirne	Date of report: 09/02/2023	Ref: 69211/FUL
Registration: 05/01/2023	LDFC: 08/02/2023	Expiry Date: 02/03/2023
Site Visit: 26/01/2023	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: Two storey side/rear extension; Single storey rear extension

Location: 61 Meade Hill Road, Prestwich, Manchester, M8 4LW

Description

The application relates to a detached two storey house with dormers front and back and detached garage/store at the rear of the driveway to the side. Residential area of similar styled dwellings. To the west, the neighbour at No.59 has been extended to the side and rear to the east is the rear garden of No.261 Middleton Road.

The two storey extension would project out 3m from the rear elevation and wrap around the side of the house, linking in with the existing outbuilding. The roof would be pitched onto the existing roof. It would allow the formation of a larger kitchen/diner at ground floor and bedroom at first floor. There would also be a single storey extension projecting from the two storey extension part of circa 6.3m.

The extension would be finished in brick and tile to match the house.

The application follows an approval in August 2022 for a single storey extension with a similar footprint to this proposal.

Relevant Planning History

62388 - Raise ridge height of roof with roof extension and dormers at front/rear to create second floor living accommodation. - Approve with Conditions 15/03/2018

68588 - Single storey side/rear extension; Garage conversion - Approve with Conditions 18/08/2022

18/0264 - Breach of condition no. 6 of planning permission 62388 - 12/11/2018

21/0325 - Running catering business from home - 27/09/2021

Publicity

Immediate neighbours notified by letter dated 18/01/2023. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

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 - The 'wrap-around' extension is relatively modest in scale and set well back from the front elevation, thereby reducing the impact within the streetscape. In design terms the extension would be in keeping with the existing house which has previously been extended in the form, of dormers front and rear. A previous application for a single storey 'wrap-around' extension was approved in August 2022 and this scheme seeks an additional storey above. The proposal is acceptable in terms of visual amenity and complies with UDP Policy H2/3 and guidance in SPD6.

Residential Amenity - Given the siting of the extension in relation to neighbours, who have extended to the side, there are no serious residential amenity issues arising. There is no direct overlooking or overshadowing and proposal complies with UDP Policy H2/3 and guidance in SPD6 in terms of residential amenity.

Parking - There is sufficient space on the existing driveway and frontage within the site to

park at least two cars and as such the proposal is deemed acceptable and compliant with Policy and guidance.

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 01 - 06 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.
- 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
TB	9/2/23	DM	9/2/23