

DELEGATED REPORT**Report by** Amanda**Date of report:** 04/02/2025**Ref:**71358/FUL

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Registration: 29/11/2024**LDfC:** 23/12/2024**Expiry Date:** 24/01/2025**Site Visit:** 06/01/2025**Site Notice:** N/A**Press Date:** N/A**Objections:** 2**Con Area:** N/A**Adv Type:** NONE**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS**Proposal:** Two storey/single storey side & rear extension; Single storey front extension**Location:** 23 Bull Hill Crescent, Radcliffe, Manchester, M26 1BR**Description**

The application relates to a two storey semi-detached house with a driveway to the side leading a detached garage/store at the rear of the property. The whole of the front garden area is used for parking and to the rear there is a patio area at the same level as the dwelling with steps leading down to the rest of the garden to the rear. There are fences to all boundaries.

The proposal is to build single/two storey extensions to the side and rear of the house as well as a single storey front extension including a porch. At the front the porch would project 1800mm forward of the main front elevation and it would measure 2766mm wide. The roof would be pitched.

The side extension would project around 1256mm forward of the existing front elevation and it would measure 2000mm wide. Its overall length would be 11,722mm, and the first floor would be set back from the original front elevation by 1300mm and it would measure 9235mm long. The roof would be hipped at two storey level and the single storey section to the front would have a mono-pitched roof. There would be two obscurely glazed windows to the west side elevation.

At the rear the extension would project a maximum of 4000mm but along the shared boundary with the attached neighbour it would project 3154mm from original rear elevation, with the rear corner chamfered at a 45° angle. At first floor level the extension would be project 4000mm and it would measure 5852mm wide. The roof would be hipped. The walls of the extension would be rendered to match the existing property.

The drawings also show a screened area to the front measuring 1100mm high, which would be for bin storage. The existing garage to the rear would be demolished.

Relevant Planning History

N/A

Publicity

7 neighbours notified on 02/12/2024 - 2 objections received. A summary of the objections is below.

- The extension to the rear would cut off light to my kitchen window and patio to a serious degree.
- I am concerned to know if the side extension would allow access by emergency services to the rear of the house, which I thought was a legal requirement.
- Additionally of great concern is just how Bull Hill Crescent would cope with vehicle

parking if such 4 bedroom occupancy was to be permitted.

- As it is now, many houses are now having to pave front gardens to accommodate their cars and work vans.
- The proposed development will result in a significant loss of natural light to my property. It will overshadow key living spaces and reduce daylight to my rooms, particularly during the morning and afternoon. This loss of light will make my home feel darker, colder, and less inviting, severely affecting the comfort and wellbeing of me and my family.
- The proximity of the proposed development raises concerns about reduced airflow and ventilation to my property. The restriction of airflow increases the likelihood of damp and condensation problems, which could damage my property's structure and lead to health issues associated with mould growth.
- Parking is already a problem in this narrow and busy street. The proposed development does not seem to adequately consider the need for additional parking for future occupants or visitors and will place further strain on parking availability, creating potential conflicts and inconveniences for neighbouring properties, particularly mine immediately next door.
- There are already 3 or 4 vehicles regularly parked outside the property and the proposed development would result in less driveway space than what is currently on site.
- The scale and proximity of the proposed development will have an overbearing impact on my property, leading to a sense of enclosure and claustrophobia especially with the proposed new 30ft wall being only 2.4m away. This proximity will diminish my privacy and enjoyment of my home.
- There are concerns about noise and disruption during the building period, which would cause noise outside of normal working hours.
- The development is inappropriate for the location and will have a detrimental effect on my home and the local area.

Revised drawings were received on 10/01/2025 and the objectors were emailed the drawings on 13/01/2025 - No comments or objections have been received with regards to the revised drawings.

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 and finished materials used for the construction of the proposed extensions would be considered to be in keeping with the existing building and the 1300mm set back at first floor level from the original front elevation and the fact the building would be 200mm away from the side boundary means the proposal is considered acceptable in terms of 'terracing' and the effect on the 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 -

- Houses to the front would be an acceptable distance from the proposed extension not to have any significant detrimental impact on residential amenity at those properties.

- There are no residential properties directly to the rear of the site.
- The proposal would see the demolition of the detached garage to the rear in order to build the side and rear extension. This means that a potential parking space in the garage would be lost. However, the existing driveway to the side of the house is quite narrow and it would be difficult to park a car in this area. The applicants have previously removed the front garden area to create hardstanding to the front which can accommodate at least two vehicles. As such the loss of the garage at the rear would not be considered significantly detrimental in terms of parking within the site.
- The drive way directly to the front of the two storey side extension would be around 5500mm which would be acceptable in terms of SPD 6.
- No.21 Bull Hill Crescent to the west is a similar style property, with a detached garage at the rear. The area to the side of the property is a driveway and there is a car port which runs from the front elevation of the house to the rear. There is a door to the side elevation with a small non-habitable room at first floor level. As such, even though the proposed two storey side extension would cause some detrimental impact on light to the door and window at no.21 it would not warrant reason to refuse the application.
- There would be two obscurely glazed windows to the west side elevation facing the side of no.21. These would be to a bathroom and a utility room/wc. Both room would have obscurely glazed windows with top opening windows only. A condition would be added to the decision to ensure these windows remain as such at all times in the future.
- The west rear section of the two storey extension would project around 4000mm past the rear elevation of no.21. However, there is a garage at no.21 directly adjacent to the boundary with driveway in front and habitable room windows on the rear elevation of no.21 are adjacent to the opposite boundary. As such the proposed extension would not have any significant detrimental impact on those windows.
- There would be no windows to the side elevation of the two storey extension that would directly overlook the rear garden at no.21.
- The site is due east, and slightly north of no.21. As the sun would pass across the front of the properties it is considered that the proposed extension would not have any seriously detrimental impact on the garden area to the rear of no.21 next door.
- No.25 Bull Hill Crescent, attached to the north east side of the application dwelling appears to have a ground floor habitable room window adjacent to the shared boundary. As such revised drawings were requested reducing the projection of the rear extension along the shared boundary, with regards to windows on the rear of no.25. The revised drawings show that the single storey section would project 3000mm along the shared boundary with no.25, at which point the corner would be chamfered at a 45° angle away from the boundary. This would be in line with requirements as set out in SPD 6.
- The two storey element at the rear has been reduced in width in order

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, that it is no more than 3000mm on the boundary with the attached property and the 45° rule from nearest relevant window of the adjacent properties.

Parking -

The proposal would increase the number of bedrooms from 3 to 4 and 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 an area at the front for parking at least two vehicles (with the possibility of three), and this would remain following extension being built. There are no parking restrictions to the highway in front and the area is high access in terms of public transport. In this instance then the parking arrangements are considered sufficient.

Response to neighbours objections -

The residential amenity at both the adjacent properties and gardens has been addressed in the Residential Amenity section of the report above.

The side extension would block external access to the rear of the property, but as there is currently nothing in Planning law preventing a person from building a structure directly up to a boundary this would not be a reason to refuse the proposal.

There would be on site parking for at least two vehicles on the front of site, three at a push, and there is also on street parking available along Bull Hill Crescent. As such parking requirements would be considered fulfilled, in Planning terms. If there are any concerns regards problems on the Highway the people concerned should consult with the Highways team or speak with the relevant neighbour directly.

One objection raised is that the extension would result in a reduced air flow and ventilation to their property, which could result in the likelihood of damp and condensation problems which in turn would result in damage to the structure of their property and lead to health issues associated with mould growth. Neither the side, or rear extensions would be in very close proximity to either adjacent neighbour. At the side the extension would be built around 200mm off the shared boundary with no.21 Bull Hill Crescent and it would be just over 2000mm from the side elevation of no.21.

The site is due east of no.21 which means the existing building on site would have some detrimental impact on the path of the sunlight during the day, and it is considered that the proposed extension would not cause any significant detrimental harm in terms of light throughout the day to the side of no.21. The separation distance between the side of no.21 and the extension would be considered acceptable in terms of SPD 6 and it would not have any seriously detrimental impact on ventilation to the neighbour's property.

With regards to no.25, on the opposite side, the rear extension would project past the rear elevation of that property and the side elevation of the extension would not be directly adjacent to the existing property next door. The site is due west of no.25, and the extension may cause some overshadowing to the rear of the property later in the day, but this would not be significant enough to warrant refusal.

The scale of the proposed extension would not be classed as excessive and there would be ample amenity space remaining to the front and rear of the dwelling. At the rear the extension would be single storey only directly adjacent to the shared boundary with no.25 and the two storey section would be built away from that boundary. This would ensure the extension would not be considered to be overbearing, when viewed from the rear of no.25 and it would be built within the limits as set out in SPD 6.

On the opposite side the two storey extension would project 4000mm past the rear elevation of no.21. This has been addressed in the Residential Amenity section of the report. As the extension would be adjacent to the driveway and garage at no.21 it is considered that the extension would not cause any significant harm to residential amenity to the building and garden areas at no.21 Bull Hill Crescent.

Noises associated with building works would be expected throughout the building period. This would not be considered to be a Planning concern. If neighbours encounter any problems with regards to building works, including noise this would be a civil matter that they would need to speak to the applicant directly and if necessary they would need to contact Environmental Health regards noise pollution.

One comment received suggests that the development is inappropriate for the location and would have a detrimental effect on their home and the area. However, the extension would result in a three bed roomed property becoming a four bed roomed house. The extension appears to be a fairly common design often found on this style of property. As such it would not be considered to be inappropriate in this location.

Conclusion -

The proposal is considered acceptable in terms of visual and residential amenity and conforms to the Bury Unitary Development Plan Policy No.H2/3 – Extensions and Alterations and the Development Control Policy Guidance Note 6 – Alterations and Extensions to Residential Properties, and Places for Everyone Joint Development Plan listed.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 NA-P01 received on 18/11/2024, drawings numbered NA-P02 rev A and NA-P03 Rev A received on 10/01/2025 and revised existing and proposed site plan received on 03/02/2025 as modified by the emails from NA Design dated 10/01/2025 and 03/02/2025. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the 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.
- 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 ground floor wc/utility room and first floor bathroom windows on the west side elevation 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> AU - 04/02/2025	<u>Date</u>	<u>Sign off Officer</u> DM	<u>Date</u> 04/02/2025
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