

DELEGATED REPORT

Report by Jane Langan	Date of report: 14/04/2026	Ref: 72881/FUL
Registration: 19/02/2026	LDFC: 24/03/2026	Expiry Date: 16/04/2026
Site Visit: 04/03/2026	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 extension; Single storey side/rear extension; Front porch with canopy

Location: 3 Danesway, Prestwich, Manchester, M25 0ET

Description

The property is a two storey detached house and has been previously extended two and single storey at the rear and with a rear dormer. It has garden and drive to the front and an attached garage at the side. To the rear is a fenced garden with planting and trees to the boundary and beyond is the rear garden to 3 Castle Hill Road. The neighbouring property to the side of the proposal is 1 Danesway, a house of different design, and which is extended single storey at the side and has a detached garage and drive alongside that to the site.

The application proposes to remove the garage and construct a side extension that would come out 2.8m as two storey running from the front elevation along for 9.5m. It would then reduce to single storey up to the level of the existing single storey at the rear. The extension would form an office, wc, pesach kitchen and extended kitchen at ground floor with an additional bedroom, utility and extended bathroom at first floor. To the front a porch would come out 1.1m deep and for 3m across. A new window to the ground floor front would be a bay and a canopy would extend across this and the new porch.

Relevant Planning History

62210 - Prior notification of proposed single storey rear extension - Prior Approval Not Required - Extension 05/01/2018

63947 - Two/single storey extension at rear; Hip to gable roof extension with 0.76m increase to ridge height and loft conversion with rear dormer - Withdrawn 01/05/2019

64384 - Two/single storey extension at rear; Hip to gable roof extension with 0.491m increase to ridge height and loft conversion with rear dormer - AC 16/08/2019

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions for the implementation of the parking arrangements and storage of construction materials.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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.

Visual amenity and design - The proposed extension would be built as two storey up to the side boundary. With the adjacent 1 Danesway a different house type, set away from the site and separated by its garden and detached garage, there would not be potential for terracing.

The proposed two storey extension would have a pitched roof extending from the main ridge and forming a side gable wall. The single storey to the rear of this would be flat

roofed attached to the existing extension. The existing front bays would be squared off and slightly reduced in size with the new front porch of a similar design. At 1.1m deep the porch would not project excessively and there would be a canopy linking across to the ground floor window. Materials are noted as red brick and black slate tile. For the avoidance of doubt the standard matching condition is added. The road has a mix of house designs and materials, including brick and render, and the proposal would not appear out of character and be of an acceptable design.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 7 to 8 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide 3 parking spaces.

The site as existing has a drive which easily accommodates 1 vehicle adjacent which is garden. The proposal would see the loss of the garage and include the creation of a further space whilst retaining an area of garden. There may be potential to create a third space hardsurfacing the whole frontage, which is seen on a number of neighbouring properties however SPD11 also recognises this can be harmful to the character and appearance of an area. On balance it is not considered that there are grounds for refusal with regard to the proposed parking arrangements.

The recommended condition from Highways for the implementation of the parking arrangements is attached. The storage of construction materials is added as a standard condition.

Residential amenity - The proposed extension would be to the side to 1 Danesway and run as blank wall. 1 Danesway has its detached garage along side the site boundary. The house itself is extended at the side with ground floor non habitable rooms facing the site. At first floor there are bedroom windows to the side with a separation distance of 16m.

The proposed first floor window to the rear would be set back from the existing windows to the main rear elevation and would also be to a non habitable room as a bathroom.

There would then be no serious impact on the amenity of any 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 001, 002, 003 Rev 1, 301 Rev 1 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.

- 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 The development and widened driveway hereby approved shall not be brought into use unless and until the access and parking alterations indicated on approved plan reference DA17070.3 301 Revision 1, incorporating the partial removal of the boundary wall to the limits shown, demarcation of the limits of the adopted highway/back of footway, extended hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works required to reinstate the adjacent footway to its condition prior to commencement of the development/removal of the wall, have been implemented to the satisfaction of the Local Planning Authority.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	14/04/26	DM	15.04.2026