

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 15/04/2026	Ref: 72843/FUL
Registration: 20/02/2026	LDFC: 16/03/2026	Expiry Date: 17/04/2026
Site Visit: 04/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Loft conversion with front & rear dormers

Location: 7 Woodland Crescent, Prestwich, Manchester, M25 9WQ

Description

The application relates to a single storey dwelling on the north-eastern side of Woodland Crescent. The property is sited at a higher ground level than the street, with the front boundary being separated from the pavement by low walling, hedging and trees. To the north-western side, there is a driveway for the parking of cars and a detached garage. The remaining side and rear boundaries are formed by hedging and timber fencing.

The proposal is to convert the loft at the property, with the installation of front and rear dormers. Following a site visit, it was clear the works had been carried out at the property and therefore this application is retrospective.

The proposed front dormers in the south-western facing roof plane are shown on the proposed plans to be approximately 2.6m in width, 2.1m in height, and projecting from the roof plane approximately 2.1m. The front dormer to face the south-east is shown on the proposed plans to be slightly smaller in width at 2.4m, but with the same dimensions as the other two front dormers at 2.1m in height and projecting from the roof plane approximately 2.1m.

The proposed rear dormer would project from the north-eastern facing roof plane by approximately 2.3m, before wrapping around the roof to the rear to project from the rear south-eastern facing roof plane by 2.9m. It would span approximately 9.3m across the rear roof plane, and then extending along the rear south-eastern facing plane by 5.4m. It would be approximately 2.4m in height.

The street scene is residential in nature, predominantly of detached and semi-detached dwellings. Parking in the locality is mixed, with some properties featuring large enough driveways for 2-3 cars however parking on road is unrestricted and common towards the southern end of Woodland Crescent.

Relevant Planning History

26/0009 - Dormer loft conversion - 05/03/2026

41134 - Single storey extension at rear - Approved with Conditions 08/09/2003

Publicity

12 neighbouring properties were consulted on 23/02/2026. An objection letter representing multiple parties has been received detailing the following concerns:

- works undertaken prior to planning permission or regulatory approvals being sought
- concerns over structural integrity and whether electrical, gas and plumbing installations comply with safety standards due to no planning or building control processes being followed.
- Safety concerns, including bonfires

Statutory/Non-Statutory Consultations

None relevant

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H2/3	Extensions and Alterations
NPPF	National Planning Policy Framework
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-

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.

In terms of the proposed front dormers, SPD 6 states that dormers facing a highway should not occupy a disproportionately large portion of the roof, should be set in at least 0.5m from side walls and set back at least 1m from behind the main wall. The proposed front dormers are not considered to occupy a large portion of the roof, and are set in a minimum of 0.6m. Although the dormers are not set in 1m behind the main wall, they would largely not be visible from the street scene and therefore would have a minimal impact.

In terms of the rear dormer, it would not be visible from the street scene and therefore would be unlikely to have an impact.

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 proposed rear dormer introduces habitable windows at first floor to the rear elevation, however over 7m is retained to the rear boundary compliant with guidance contained within SPD 6.

Properties to the front retain over 25m between properties, compliant with guidance contained within SPD 6.

5 Woodland Crescent is the property to the north-west. Sited away from the proposals, there would be limited further impact.

9 Woodland Crescent is the neighbour to the south. Sited 14m away from any proposed windows facing this property, this would be considered acceptable.

Parking

The proposal would increase the number of bedrooms from 3 to 5 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The property is located within Zone 4, with 4 bedroom properties and greater requiring a parking provision of 3 off road spaces. The existing driveway at the property is to be retained, which can provide 2 off road spaces. Given parking on street in the area is unrestricted and common, and the site is sustainably linked to public transport sources (260m to bus routes), the parking in this instance is considered acceptable.

Response to Objections

Permission has been sought retrospectively.

Any safety concerns, or building control concerns are a matter for Building Control.

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

DELEGATED REPORT

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 drawings numbered A104, A102 scanned 18/03/2026, A106 Rev A and A110 Rev A 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO 14/4/26		DM 15/4/26	