

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 17/12/2025	Ref: 72084/FUL
Registration: 05/11/2025	LDFC: 28/11/2025	Expiry Date: 31/12/2025
Site Visit: 11/12/2025	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level:
		Stat Class: HOUS

Proposal: New front porch and erection of outbuilding in rear garden to form children's play room

Location: 343 Heywood Road, Prestwich, Manchester, M25 2RN

Description

The proposal relates to a two-storey semi-detached dwelling on the north-western side of Heywood Road. The front boundary is separated from the pavement by brick walling, with a gap allowing for pedestrian and vehicular access.

To the rear of the property, there is a raised area of garden, approximately 0.8m. The side and rear boundaries are separated by timber fencing. Beyond the rear boundary, the site slopes, with neighbours to the rear at a lower ground level.

The proposal is to build a porch to the front of the property together with an outbuilding to the rear. The proposed porch would project from the front elevation of the property by approximately 2.4m and would be 3.5m in width. It would incorporate a gable roof 2.6m to the eaves and approximately 3.6m to the ridge.

The proposed outbuilding, to facilitate a children's playroom and small bathroom, would be 7m x 4.5m and would incorporate a flat roof with a maximum height of 2.5m.

The character of the streetscape is of two storey semi-detached dwellings with a range of materials. Parking in the area is generally off road with most properties featuring driveways for up to 2 cars.

Amendments

Amendments were sought to amend the proposed roof of the outbuilding to a flat roof and therefore to reduce the height of the proposed outbuilding. Furthermore, the bathroom window of the outbuilding was also moved to be facing the application property.

The proposed porch was also reduced in size by removing the canopy and pillars proposed.

Relevant Planning History

68663 - Two storey side extension; Single storey rear extension; Loft conversion with rear dormer - Approve with Conditions 02/11/2022

Publicity

5 neighbouring properties were consulted on 07/11. One objection comment has been received raising the following points:

- The proposed outbuilding will be dominant and overbearing due to its height and size and it should be set off the boundary by 2m.
- There are no similar outbuildings in the area.

- The proposed bathroom window on the outbuilding overlooks the neighbours garden and impacts privacy, exacerbated due to levels differences.
- Concerns over the outbuilding being used as accommodation in the future
- No drainage information or sewerage plans accompany the application, there are also other missing plans such as foundation details, flood assessments and building control information.
- Concerns over the ground stability
- Concerns over boundary encroachment

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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.

The proposed front porch is considered to be subordinate to the existing dwelling and will not appear out of character within the area by virtue of it incorporating a gable roof, which many other properties in the area feature.

The proposed outbuilding is considered subordinate to the existing dwelling and will not be visually intrusive in the street scene as it is sited to the rear and so out of view. Materials proposed are also to be the same as those existing and so this would also be considered acceptable.

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-

341 Heywood Road is the adjoining property. The proposed porch would not impinge on any main room windows at a 45 degree angle and so would be considered acceptable. The proposed outbuilding is sited at an indirect angle to windows in the rear elevation of this neighbouring property, and retains approximately 9m. Despite there being a difference in ground level, there are no habitable windows proposed in the outbuilding and so this would be considered acceptable.

345 Heywood Road is the neighbour to the other side of the proposed. Given the proposed porch would be sited in the middle of the application property, it would not impinge at this neighbour at a 45 degree angle and so no further impact would be caused. In terms of the outbuilding, approximately 14m would be retained between the proposed outbuilding and windows to the rear elevation of the neighbour compliant with the guidance outlined within SPD 6.

In terms of neighbours to the rear, there would be a minimum of approximately 9m between the proposed outbuilding and the rear elevations of the neighbours. Despite there being a difference in levels, this would comply with that outlined within SPD 6 as there would be no windows facing the rear neighbours. The impact would also be lessened by a flat roof being incorporated which would only extend 0.5m higher than the existing 2m fencing.

Response to Objections-

Amendments were sought during the process in order to reduce the height of the proposed outbuilding and to re-site the bathroom window to face the application property.

Conditions have also been acknowledged to ensure that the proposed outbuilding cannot be used as accommodation. In terms of the boundary encroachment, this is a civil matter and drainage, sewerage and ground stability issues are all building control matters.

All other objections have been discussed within the body of the report.

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 drawings numbered 04A, 05A and 06A 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 hereby approved shall not be occupied at any time as accommodation or other than for the purposes ancillary to the residential use of the dwelling known as 343 Heywood Road.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO 17/12/2025		DM 18/12/2025	