

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 12/12/2025	Ref: 72487/FUL
Registration: 07/11/2025	LDFC: 08/12/2025	Expiry Date: 02/01/2026
Site Visit: 11/12/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: HOUS

Proposal: Change flat roof to a pitched roof with gable on existing two storey extension

Location: 12 Beckley Avenue, Prestwich, Manchester, M25 9RR

Description

The application relates to a semi-detached property on the east/south-eastern side of Beckley Avenue. To the front, the property is separated from the pavement by a low red brick wall with a gap within the wall to allow for pedestrian access. To the rear, the boundaries are made up of timber fencing and trees.

The proposal is to replace the existing flat roof on the rear two storey outrigger. The proposed roof would create a gable end on the existing rear outrigger, with a maximum ridge height of 7.3m and an eaves height of 5.4m.

The streetscape is residential in nature with predominantly red brick semi-detached dwellings, many of which have been extended previously.

Relevant Planning History

None

Publicity

4 neighbouring properties were consulted on 14/11. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
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.

The proposed is considered to be subordinate to the existing property due to it being set down from the existing ridge height of the property. Gable roofing is also a more favoured design choice within SPD 6 than the flat roofing that is existing, especially on two storey developments.

Furthermore, it is to the rear and so will have no impact on the visual amenity from the street scene.

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-

10 Beckley Avenue is the adjoining neighbour. Given the proposed roof would increase the height of the rear outrigger by approximately 2.1m, it therefore could impact neighbours further than the existing flat roof. The proposed is sited away from the boundary with this neighbour by approximately 3.8m and the proposed would not impinge at a 45 degree angle to any habitable room windows which is therefore considered acceptable.

14 Beckley Avenue is the neighbour to the north/north-west. Although the proposed may impinge at a 45 degree angle to a first floor rear window at 14 Beckley Avenue, it would not impinge along a 25 degree line and would be sited approximately 3.8m away from the centre of this window. Furthermore, the proposed is sited to the east/south-east of this neighbouring property and so between the morning and later afternoon hours, would be out of the natural arc of the Sun creating less impact through overshadowing. Given the above points, it is therefore considered acceptable.

Any other adjoining neighbours are sited in excess of 39m away and therefore would face no further impact than existing.

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.

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:

- 2 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.
- 3 This decision relates to drawings numbered TDS-24-196-03 and TDS-25-196-04 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.
- 4 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>

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CO 12/12/25

DM 18/12/2025