

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 19/08/2025	Ref: 72077/FUL
Registration: 19/06/2025	LDFC: 24/07/2025	Expiry Date: 14/08/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Variation of conditions 2 (approved plans) and 3 (approved materials) on planning permission 69857 to allow for a lean to pitched roof on the rear extension and replace proposed render with brick.

Location: 91 Ringley Road West, Radcliffe, Manchester, M26 1DW

Description

The application relates to a brick built mid-terraced dwelling which is located within a row of similar type houses. The row of houses front a main road and there is an unmade side road which provides access to the rear of the properties. Beyond the access route to the south are open fields. The dwelling has a small front garden and in the rear yard there is a detached garage/store .

The site is located in the Green Belt.

Permission was granted for a front porch and a single storey rear extension. The existing garage/store would be demolished.

Certificate B was signed as the rear extension would encroach the neighbouring boundaries either side.

The application proposed rendered materials. to the rear extension and part of the front elevation and timber porch.

This application seeks a variation of condition to change the flat roof to a lean-to roof on the rear extension and materials from render to brick.

The only change in size would be the increase in height of the rear extension from 2.7m to 3.6m.

Certificate B has been signed and notice served to attached neighbours.

Relevant Planning History

69857 - Single storey extensions at front and rear - Approve with Conditions 13/11/2023

Publicity

Letters sent to adjacent properties 2/7/25.

No response received as a result of the publicity.

Statutory/Non-Statutory Consultations

n/a

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
SPD6	Supplementary Planning Document 6: Alterations & Extensions
JP-G9	The Green Belt

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.

Impact on visual amenity

It is now proposed to retain the existing brick on the front elevation. The front porch would be constructed and designed as previously approved.

At the rear, the change from a flat roof extension with a roof lantern feature to a mono pitched/lean-to roof would be acceptable for this property and locality and similar to the adjacent neighbours.

It would be finished in brick to match the existing house and neighbouring properties.

As such the amendments are considered acceptable and comply with H2/3 and SPD6.

Impact on residential amenity

There would be no change to the previously approved porch.

The proposed extension would increase in height from the previously approved 2.7m to 3.6m to facilitate the change in roof design. As the neighbours either side have similar extensions and sloping roofs, impacts would not be significant.

As such the proposals are considered acceptable and comply with H2/3 and SPD6.

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 the grant of planning permission ref 69857 (granted 13/11/23)
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings 2618-RAD_01_PLANNING_Rev_F 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 be provided as detailed on the approved plans.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	19/8/25	DM	20/08/2025