

**DELEGATED REPORT**

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| <b>Report by</b> Charlotte Orrell | <b>Date of report:</b> 22/07/2026 | <b>Ref:</b> 73213/FUL          |
| <b>Registration:</b> 18/05/2026   | <b>LDFC:</b> 20/07/2026           | <b>Expiry Date:</b> 13/07/2026 |
| <b>Site Visit:</b> 10/06/2026     | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 0              | <b>Con Area:</b> N/A              | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A   |                                   | <b>EIA:</b> NA                 |
|                                   |                                   | <b>Dec Level:</b> DEL          |
|                                   |                                   | <b>Stat Class:</b> HOUS        |

**Proposal:** Removal of existing conservatory/side extension and erection of single storey extension at side/rear

**Location:** 116 Lowther Road, Prestwich, Manchester, M25 9QP

**Description**

The application property is a two storey semi-detached dwelling located on the northern side of Lowther Road. The front of the property is separated from the pavement by a driveway serving the property. The rear garden is accessed by pedestrians through the property, with the rear garden boundaries being formed by trees and bushes.

The proposal is to remove the existing conservatory and side extension and construct a single storey wraparound extension to the western side/rear. The proposed would project from the extended rear elevation of the property by 4m and would span almost the full width of the site at 8.1m to adjoin the proposed side extension. The proposed side extension would project 1.9m from the original side elevation of the property and would be approximately 8.4m in length. The proposed would incorporate a flat roof, a maximum height of 3.9m to the proposed roof lanterns, with the flat roof itself being approximately 3.3m high to the front of the property, and 3.5m high to the rear.

The area is residential in nature, predominantly of semi-detached dwellings. Although the proposal is not within the Green Belt, the rear of the site extends into an area designated as Green Belt land.

Parking within the locality is mixed, with some properties featuring driveways for between 1-2 cars however due to the size of the dwellings, parking on street is common.

**Relevant Planning History**

None

**Publicity**

4 neighbouring properties were consulted on 28.05.2026. A further adjoining neighbour was consulted on 29.06.2026. No comments have been received.

**Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions - Not relevant**

**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 scale of the proposed would appear subordinate to the existing dwelling as is single storey and would be set back slightly from the front of the property.

A flat roof is proposed which, although not generally favoured, would be acceptable in this instance due to the proposed being single storey. Furthermore, the existing side outrigger at the property features a flat roof and so it is unlikely the proposed would cause a further visual impact.

The proposed rear extension would be wholly contained within the rear garden of the property and therefore would not be visible from the street scene and would not impact the visual amenity of the street.

Bin storage arrangements for storage of bins on non-collection days would remain as existing. The external materials proposed include K rend which is not uncommon within this street scene and so considered acceptable in this instance.

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**

SPD 6 provides guidance on aspect standards between residential developments.

114 Lowther Road is the adjoining neighbour. The existing conservatory at the application property projects approximately 4.2m with the proposed rear extension projecting only 4m. Furthermore, the proposed roof would be a maximum of 3.5m in height, with the existing conservatory roof a maximum of 3.9m in height. Given the above, it is not considered the proposed would cause a further impact to this neighbour.

118 Lowther Road is the neighbouring property to the west. SPD 6 states that 3m single storey rear extensions are usually considered acceptable, with longer extensions considered acceptable where they do not impinge at a 45 degree angle to habitable room windows. The proposed would project 4m, and would come closer to this neighbour than the existing however would not impinge on habitable room windows and therefore would be considered acceptable.

Neighbouring properties to the front retain over 25m, compliant with SPD 6.

There are no residential neighbours to the rear that would be impacted.

### **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.

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- 2 This decision relates to drawing numbered 002 Rev A and drawing titled Block Plan, scanned 18.05.2026 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 as proposed in drawing numbered 002 Rev A.  
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><br>CO 22.07.2026 | <u>Date</u> | <u>Sign off Officer</u><br>DM 24/7/26 | <u>Date</u> |
|--------------------------------------|-------------|---------------------------------------|-------------|