

**DELEGATED REPORT**

|                                   |                                   |                                |
|-----------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Charlotte Orrell | <b>Date of report:</b> 18/06/2026 | <b>Ref:</b> 73107/FUL          |
| <b>Registration:</b> 23/04/2026   | <b>LDFC:</b> 29/05/2026           | <b>Expiry Date:</b> 18/06/2026 |
| <b>Site Visit:</b> 04/06/2026     | <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:** Demolition of existing garage/side porch and erection of single storey extension at side/rear; Replace existing rear dormer with new rear dormer window extension; Widening of existing vehicular access/driveway and new path

**Location:** 54 Rectory Lane, Prestwich, Manchester, M25 1BL

**Description**

The application property is a two storey semi-detached dwelling on the south-western side of Rectory Lane. The front of the property is separated from the pavement by a small front garden, bound by a brick wall with a gap for pedestrian access, and a larger gap for vehicular access. Access to the rear garden for pedestrians is sought from a side gate at the south-eastern elevation. The rear garden is bound by timber fencing, hedges and trees.

The proposal is to demolish the existing garage and side porch to facilitate the build of a single storey extension at the side/rear. The existing dormer would also be replaced with a new rear dormer and the existing access and driveway are proposed to be widened together with the formation of a new path.

The proposed single storey side/rear extension would project approximately 4.1m from the original side elevation of the property and would span 7.8m down the south-eastern side of the property. It would then span a further 4m into the rear garden and would span across the rear elevation of the property by 7.4m. The proposed would incorporate a dual pitched roof towards the front, a maximum of 4.3m to the ridge, and 2.8m to the eaves. Towards the rear, the roof would be hipped, a maximum of 5.2m to the ridge and 3.3m to the eaves, given the differing ground levels.

The proposed rear dormer would project 3.4m from the rear roof plane, and would be 5.6m in length. The height of the dormer would be 2.1m, incorporating a flat roof.

The street is residential in character, predominantly of semi-detached dwellings. Parking within the area is predominantly off street as most properties feature driveways however parking on street is unrestricted.

**Relevant Planning History**

72872 - Demolition of Garage and Side Porch, Erection of Single Storey Side and Rear Extension, Removal of Rear Dormer Window and Erection of Rear Dormer Window Extension. Widening Driveway and Creating Path. - Withdrawn - Invalid 18/02/2026

**Publicity**

7 neighbouring properties were consulted on 06.05.2026. No comments or observations have been received.

**Statutory/Non-Statutory Consultations**

Traffic Section - requested further details relating to the access and driveway amendments

proposed. Recommended conditions which have been acknowledged.

**Pre-start Conditions** - Agent has agreed with pre-start conditions

**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.

The proposed side/rear extension would incorporate a dual pitched roof which would appear as a consistent addition to the host dwelling as viewed from the front. The proposed would also utilise similar materials to remain consistent to the host dwelling. The proposed rear extension element would be wholly contained within the rear garden of the property and therefore would be unlikely to have an impact on the visual amenity of the street.

The proposed rear dormer would be set down from the existing ridge height of the dwelling, and would be set in from the side elevations and from the eaves and so would be viewed as a subordinate addition.

Bin storage would remain to the rear for storage of bins on non-collection days.

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 dwellings.

Properties to the front retain over 48m interface distance, compliant with the guidance outlined within SPD 6.

Properties to the rear retain over 33m interface distance, compliant with the 23m guidance outlined within SPD 6.

52 Rectory Lane is the adjoining neighbour. The proposed rear extension, despite projecting further than the 3m considered acceptable within SPD 6, is set in from the adjoining elevation with 52 Rectory Lane by 4m and therefore would not impinge on habitable rooms at a 45 degree angle and would be considered acceptable. The proposed rear dormer creates no further overlooking impact than exists, and is therefore considered acceptable.

56 Rectory Lane is sited to the south-east of the application property. Given the separation distance between the two properties, the proposed side/rear extension would not impinge on habitable windows at this neighbour at a 45 degree angle. No habitable windows are also proposed to face this neighbour. The proposed rear dormer creates no further overlooking impact than exists, and is therefore considered acceptable.

### **Highways Impacts**

The Council's Highways Engineers were consulted regarding the application. After initial review, they requested further information in regard to the proposed driveway and access alterations being dimensioned on a plan, including any porous/permeable extended driveway materials proposed and/or measures to prevent the discharge of surface water onto the adopted highway.

A revised site plan was sent over to detail the above, and the Highways Officers

recommended conditions, which have been acknowledged within the conditions of this 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 SGH-016 04C and SGH-016 03 Rev B 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 formation of the widened vehicular access and driveway indicated on the approved plans, incorporating the provision of a footway crossing extension, a driveway to the extents shown to provide a minimum of two parking spaces, measures to prevent the discharge of surface water onto the adjacent adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to satisfaction of the Local Planning Authority prior to the extension and widened driveway hereby approved being brought into use.  
  
Reason: In the interests of highway safety and to maintain the integrity of the adopted highway, and to comply with Policy JP-C5 of PfE.
- 5      The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

## DELEGATED REPORT

Reason: To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety, compliant with Policy JP-C5 of PfE.

|                                      |             |                            |                     |
|--------------------------------------|-------------|----------------------------|---------------------|
| <u>Case Officer</u><br>CO 18.06.2026 | <u>Date</u> | <u>Sign off Officer</u> DM | <u>Date 18/6/26</u> |
|--------------------------------------|-------------|----------------------------|---------------------|