

DELEGATED REPORT

Report by Tom Beirne	Date of report: 24/06/2026	Ref: 73205/FUL
Registration: 14/05/2026	LDFC: 12/06/2026	Expiry Date: 09/07/2026
Site Visit: 23/06/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Erection of outbuilding at rear to be used as a granny annexe ancillary to the main dwelling

Location: 2 Castle Hill Road, Prestwich, Manchester, M25 0FR

Description

The application relates to a large two storey rendered detached house on a residential road, characterised by detached houses. Red brick boundary wall at the front with electric gates onto Castle Hill Road. The house is situated 'side-on' to Castle Hill Road and faces the side gable of the neighbour to the south west (No.2C). The neighbour on the north east side is a large detached house set back from the shared side boundary which is comprised of a very tall, unbroken line of conifers. There is also a line of conifers along the rear boundary. There is a small pitched roof outbuilding on the site of the proposed annexe.

The proposed outbuilding would be situated in the north east corner of the site, adjacent to the shared side boundary with No.4 Castle Hill Road and rear boundary with No.9 Woodthorpe Court. The building would have a rectangular footprint measuring 8m by 6.5m. it would have a pitched roof with a maximum roof height of 5.4m with eaves to 2.5m. There would be two pitched roof dormers on the south west roof plane. Finished in a render with roof tiles to match the main house, the building would comprise a kitchen/lounge area on the ground floor with a bedroom and en-suite above.

The annexe would be used by the applicant's parents as ancillary accommodation.

Relevant Planning History

59159 - Single storey extension at rear; Formation of new vehicular access - Approved 12/10/2015

71565 - First floor side extension; Two storey front extension; Alterations to existing front elevation bay windows; Render to match existing - Approved 21/03/2025

Publicity

Immediate neighbours notified by letter dated 21/05/2026. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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.

Need - The applicant's elderly parents would utilise the finished annexe as well as the main house to form an extended household. As such the annexe would remain ancillary to the main dwelling and share main services.

In principle, the siting of the annexe for an extended family would be acceptable and comply with UDP Policy H2/3 Extensions and Alterations and associated guidance in SPD6.

Visual amenity - The structure would sit on the level base of the demolished outbuilding

and it would be totally screened by the boundary conifers along the north and east boundaries. Set in the north west corner of the rear garden, in a simple rectangular form, the structure would not appear as particularly incongruous and would not be readily viewed from the public realm. In terms of visual amenity, the proposed annexe, finished in render and tile to match the house, would be acceptable and comply with UDP Policy H2/3 and guidance within SPD6 Extensions and Alterations.

Residential amenity - Set in the north east corner of the rear garden and screened by mature conifer trees along the side and rear boundaries, there would be no impact on neighbours to the east side or to the rear. There would be over 20m to the boundary with the neighbour to the west (No.2C Castle Hill Road) and this is considered to be sufficient separation distance. It is noted that there are no objections from neighbours.

In terms of residential amenity, the proposed annexe would be acceptable and would not have any serious impact on immediate neighbours. The proposal would comply with UDP Policy H2/3 and guidance within SPD6 Extensions and Alterations.

Access and Parking - The annexe would not impact on parking and access.

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.
- 2 This decision relates to drawings Sheets 1-4 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 outbuilding hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as No.2 Castle Hill Road, Prestwich.
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>
Tom Beirne	24/06/2026	HL	26.06.2026