

DELEGATED REPORT

Report by Mo Warsame	Date of report: 21/11/2025	Ref: 72320/FUL
Registration: 12/09/2025	LDFC: 03/10/2025	Expiry Date: 07/11/2025
Site Visit:	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: Single storey front/side/rear extension along with a front canopy

Location: 32 Parrenthorn Road, Prestwich, Manchester, M25 2RL

Description

The property is a semi-detached dwelling with a drive to the side and gardens to the front and rear. The adjoining neighbour is No. 34 Parrenthorn Road and No.30 Parrenthorn Road is situated on the opposite side.

The planning permission is sought for the construction of a single-storey side/rear extension along with a new front porch and a canopy to the front. The front porch extension would project 2m to the front. The proposed single storey rear extension would extend 6m to the rear and the side element would project 2.9m to the side and run to the rear to effectively connect with the proposed rear segment. The canopy to the front would project 1.75m to the front.

The development would have pitched roofs above all extensions and the proposal would accommodate an entrance porch with a WC, a bedroom with en suite bathroom along with a new open plan kitchen/diner. Moreover, the proposed extension would be constructed with some matching materials and finished with render.

Relevant Planning History

71890 - Prior approval for proposed single storey rear extension - Prior Approval Not Required - Extension 16/06/2025

Publicity

Neighbour letters sent on 12/09/2025. 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.

Visual Amenity

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

The proposed single storey front, side and rear extensions would be of a simple and unobtrusive design and would not detract from the character of the dwelling. The proposed windows would also be considered suitably in scale. The proposed canopy at the front would also be a modest structure that would be in-keeping with the host property and the rest of the proposed development.

Overall, the proposed development would not overwhelm the dwelling or result in over development of the associated residential amenity space. It is considered that the proposal

would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity -

UDP policy H2/3 and SPD6 seeks to reduce the impact of proposals on the residential amenity of neighbouring properties.

- SPD states that a single storey extension should not project more than 3m along a neighbouring boundary. At which point the 45° rule should be applied. However, taking in to account the Larger Homes Scheme and that the adjacent neighbour has not objected the projection of 6 metres along the shared boundary would be considered acceptable in this instance.
- There would be one proposed side window facing No. 34. However, this window would be obscure glazed as highlighted on the the proposed plan with Drawing No. 05C.
- The garden is relatively large and as such, there would be a sufficient distance between the proposed development and the shared rear boundary.
- With a projection of 2m to the front, the proposed front porch would be a slightly larger than the existing porch (1.6m). This would be a relatively small increase and as such would be considered acceptable. The proposed front canopy would also be acceptable. Additionally, there are no properties in with this street with similar extensions.

Overall, there would not be any seriously negative effect on the residential amenity of any adjacent neighbouring properties. The proposal therefore conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential 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:

- 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 Dwg.04C, Dwg.05C, Dwg.06B 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	21/11/2025	DM -	24/11/2025