

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 04/02/2026	Ref: 72686/FUL
Registration: 23/12/2025	LDfC: 30/01/2026	Expiry Date: 17/02/2026
Site Visit: 28/01/2026	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:
		Stat Class: HOUS

Proposal: Front and rear dormers

Location: 60 Kings Road, Prestwich, Manchester, M25 0LN

Description

The proposal relates to a two storey semi-detached dwelling on the southern side of Kings Road. The boundary to the front is open onto the pavement with a paved area to the front for the parking of vehicles. The side boundaries are bound by existing extensions to the host property and neighbours together with hedging. The rear boundary consists of timber fencing.

The proposal is to build a front dormer together with rear dormers. The proposed front dormer would be approximately 2m in width and 2m in height and project from the existing roof plane by a maximum of 3.2m.

The proposed dormer to the rear would project from the existing rear roof plane by approximately 3.8m and would project along the existing rear roof plane by 5.4m to adjoin the proposed dormer that would extend along the existing rear outrigger. The dormer along the outrigger would be approximately 5.9m in length and 3.7m in width. They would incorporate flat roofing a maximum of 2.6m in height.

The street scene features mainly semi-detached properties, many with a number of larger extensions. An extremely similar scheme to the proposed was approved at 64 Kings Road on 14/05/2024 under application number 70575.

Parking in the area is a mixture of on street and off road parking, with many properties having driveways for 1 vehicle.

Relevant Planning History

67169 - Prior approval for proposed single storey extension at rear - Prior Approval Not Required - Extension 27/07/2021

67348 - Single storey extension at side/rear - Approve with Conditions 19/10/2021

Publicity

8 neighbouring properties were consulted on 08/01/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None relevant

Pre-start Conditions - None 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 proposed front dormer would be subordinate to the existing property and would be set in by approximately 1.3m to comply with the guidance outlined within SPD6. Furthermore, other properties in the area, such as 64 Kings Road, have similar features and therefore it would not appear out of character within the street scene. The materials proposed would also remain consistent with the host property and the proposed window would align with those existing in the front elevation. The proposed roof would also be a gable, favourable as outlined within SPD6 and the ridge would not be higher than the existing ridge of the property.

In terms of the proposed rear dormer, similar materials would be used to remain consistent with the host property. It is noted that the proposed roof of the dormer would be approximately 0.6m higher than the ridge of the existing outrigger at the property which is not usually considered acceptable. Given the proposed is to the rear, and not visible from public vantage points, in which it would otherwise have not been originally supported, alongside there being other similar examples in the area, it would in this instance be considered acceptable as would not appear incongruous or prominent within the area.

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-

In terms of properties to the rear, the proposed rear dormer is sited a minimum of 11m from the rear boundary and would be approximately 23m from any neighbouring habitable room window compliant with the guidance outlined within SPD6.

In terms of the adjoining neighbour, the proposals are sited away and so there would be no further impact than exists. In terms of the neighbour to the east, any windows proposed to face this neighbour are obscure glazed to reduce any privacy impacts.

All neighbours to the front are sited in excess of 23m and therefore there would be no further impacts.

Parking

Although the number of bedrooms would increase at the property from 3 to 5, the area is characterised by on street parking and therefore the parking provision available at and surrounding the property would be considered acceptable.

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 drawings numbered 502 and 003 Rev 2 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.

<u>Case Officer</u> CO 04/02/2026	<u>Date</u>	<u>Sign off Officer</u> DM 05.02.2026	<u>Date</u>
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