

DELEGATED REPORT

Report by Jane Langan	Date of report: 04/02/2026	Ref: 72664/FUL
Registration: 06/01/2026	LDfC: 29/01/2026	Expiry Date: 03/03/2026
Site Visit: 15/01/2026	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: DEL
		Stat Class: HOUS

Proposal: Raise roof ridge height of existing bungalow to form two storey dwelling; single storey extension at rear; additional pitched roof dormer to front elevation and 3 no. pitched roof dormers to the rear; front porch with glass facade and render to external elevations.

Location: 21 Ferndale Avenue, Whitefield, Manchester, M45 7GP

Description

The property is a detached bungalow with attached garage at the side. There is a brick boundary wall/railings along the frontage, a vehicular access each side and the front garden is fully hard surfaced. The property has had number of single storey extensions and a pitched roof dormer to the rear roof slope. From the rear of the property is a patio then a slightly raised lawn. The garden is fenced and the rear boundary borders the rear gardens to 30 & 32 Hillingdon Road. Neighbouring properties to the side are No.19, a bungalow at a slightly higher level, and which has an attached garage to the site side. To the opposite side No.23 is a bungalow with a roof extension creating accommodation at first floor.

The application includes an increase in the height of the roof ridge by 1m and the existing hipped roof becoming a gable to each side with eaves raised approximately 1m. The front elevation would see an infill to the porch area and formation of a front gable with glazed entrance. The new front roof slope would have a 2.3m wide pitched roof dormer. To the rear the existing single storey to the main rear would be levelled off to be flush and the existing single storey would have the roof replaced with a flat one. The rear roof slope would have three 2.1m wide pitched roof dormers. The extended roof space would form 3 bedrooms with ensembles and an office.

Relevant Planning History

45272 - Extensions to side & rear; Alterations to main roof including dormer with walk-on balcony at rear (resubmission) - AC 01/11/2005

52681 - Single storey extension at front and side; Single storey extension at side; Dormer at rear; Ramp at rear - AC 23/07/2010

54098 - Non-material amendment following grant of planning permission 52681 to omit the side extensions, front porch and rear dormer and retain the entrance ramp - Approved 30/06/2011

54359 - Certificate of Lawfulness for proposed formation of new window opening in rear elevation - LD 30/09/2011

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 and design - 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. It also notes that proposals to increase the height of a house or bungalow by extending the roof can appear incongruous and will be assessed on its impact on the character of the street scene and amenity of neighbours.

The proposal would see much change to the appearance of the property. The total increase in roof height by 1m would not be significant however there would be an increase in the bulk of the roof from a hipped to a pitched roof with two side gable walls. The adjacent No.19 is located at a higher level and has a pitched roof with side gable walls. To the opposite side No.23 has had the ridge increased. The proposed roof increase would not see any significant height difference above the properties to either side and the proposal would not result in an intrusive feature. A street scene plan has been provided with the application to demonstrate this.

The proposal would see the front elevation having a gable feature and a modestly sized dormer. Materials would be off white render and an area of timber cladding to the front elevation. The side and rear walls would remain as brick and the roof finished in smooth grey slate tiles. The dormer walls would be tile hung to match the roof.

The area sees a mix of house designs and materials and with the use of render seen in the immediate area. The proposal would result in a modern and updated property, acceptable in design and materials, and would not have a detrimental impact on the visual amenity of the area.

Parking - The plans note 4 bedrooms to the property and a first floor office. SPD6 requires parking spaces as set out in SPD11 Parking Standards to be considered. This sets out 3 spaces required for 4 bed properties and above. The site front garden is fully surfaced and can accommodate this level of parking.

Residential amenity - The neighbouring No.19 has a garage to the site boundary and the site also has its garage to this side. The gap between the properties is such that the proposal extending the hipped roof to a side gable wall would not encroach a 45 degree line from the main rear windows to No.19 and the front elevation of the site would remain around level with No.19. The proposal would have less windows to this side along the ground floor than as existing and to non habitable rooms. The first floor would have one small window to a wardrobe area. A condition is added for this to be obscure glazed.

To the opposite side No.23 is around level with the front elevation to the site and sits minimally back from the site at the rear. To this side there would be no encroachment over a 45 degree line from its closest rear windows. The existing windows to the site ground floor would be the same to this side and the first floor side gable would have one window to an ensuite. This is included in the obscure glazing condition.

To the rear there would be a distance in excess of 7m, at approximately 17m at the shortest point, to the rear boundary which would be sufficient to comply with SPD6 Aspect Standards with regard to the addition of the first floor dormers.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - 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

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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 002, 003, 004, 201 Revision 1, 202 Revision 1 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 Before the first occupation of the extension hereby permitted the windows to the first floor side elevations shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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> JL	<u>Date</u> 04/02/26	<u>Sign off Officer</u> DM 05/02/2026	<u>Date</u>
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