

DELEGATED REPORT

Report by Tom Beirne	Date of report: 10/12/2025	Ref: 72397/FUL
Registration: 06/10/2025	LDfC: 30/10/2025	Expiry Date: 01/12/2025
Site Visit: 18/11/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Hip to gable roof extension, including raising existing roof ridge height, with loft conversion and dormers at front/rear;
Single storey extension at side/rear with new flat roof to existing rear extension; Alterations to parking area/vehicular access and boundary wall at front

Location: 3 Ravensway, Prestwich, Manchester, M25 0EU

Description

The application relates to a two storey detached house on a road of similar styled properties. Driveway and parking to the front. There are residential properties on either side and to the rear. The property to the rear sits side on to the site at a slightly lower level. There is a synagogue opposite.

The proposal involves:

- Raising the roof and creating a new gable roof extension with a loft conversion;
- Two pitched roof dormers at the front
- Flat roof box dormer at rear;
- Single storey extension at side/rear;
- Rear extension with flat roof;
- Relocation of access and boundary wall and alterations to parking area including permeable surfacing.

Relevant Planning History

50747 - Certificate of lawful development for proposed single storey rear extension - Lawful Development 24/03/2009

Publicity

Immediate neighbours notified by letter dated 08/10/2025. No objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No objections subject to conditions.

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 - The two small pitched roof dormers on the front sit well within the roof plane. The side and rear extensions are relatively modest in scale and would be in keeping with the existing house within the streetscape.

The changes to the access and driveway would not impact on the appearance of the house or character of the streetscape.

The proposed extensions and alterations are considered to be in keeping with the existing house and would not appear out of keeping with the character of the streetscape. As such the proposal would be acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Residential amenity - Given the siting of the extensions in relation to neighbours on either side, there are no residential amenity issues arising in this respect.

The relationship of the property with the neighbour to the rear, and in particular the rear dormer, is more problematic due to the proximity with the shared boundary. The windows in the dormer have been revised to reduce direct overlooking. The one large bedroom previously proposed has been split into two smaller windows, one of which would be required to be obscure glazed by an appropriate condition. It is considered that the one clear window in the dormer, overlooking the roof of the neighbour, would not have such an impact on privacy as to warrant refusal. It is also noted that the neighbours have not objected to the proposals.

The proposed extensions and alterations are considered to be acceptable in terms of residential amenity and would be acceptable and comply with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Parking and Access - The proposed alterations to the existing access and parking would be acceptable and comply with UDP Policy H2/3 and guidance within SPD6 relating to traffic.

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 00502/2, 503, 002/1, 003/1 and 004 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The development approved shall not be brought into use unless and until the alterations to the existing parking area and vehicular access indicated on approved plan reference GSS25148 502 Revision 2, incorporating the provision of a new footway crossing, reinstatement of the redundant footway crossing to adjacent footway levels, demarcation of the limits of the adopted highway, hardstanding in a

porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, boundary wall alterations with foundations that do not encroach under the adopted highway and all associated highway remedial works required to reinstate the footway to its condition prior to commencement of the development, have been implemented to the satisfaction of the Local Planning Authority.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

- 5 The development hereby approved shall not be commenced unless and until appropriate facilities for the storage of construction materials have been provided within the curtilage of the site. 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.

Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

- 6 Before the first occupation of the extension hereby permitted, the eastern-most dormer window on the rear elevation shall be fitted with obscured glazing (min obscurity level 3) and shall be permanently retained in that condition thereafter.

Reason. To reduce direct overlooking of the neighbour to the rear 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	09/12/2025		