

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 10/12/2025	Ref: 72472/FUL
Registration: 16/10/2025	LDfC: 25/11/2025	Expiry Date: 11/12/2025
Site Visit: 03/12/2025	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at front/side

Location: 25 Ripon Close, Radcliffe, Manchester, M26 2QL

Description

The proposal relates to an end terraced dwelling sited on the Eastern side of Ripon Close. The front boundary is open and side and rear boundaries separated by trees and fencing.

The proposal is for a single storey wrap around extension to the front/side. The proposed would project 4m from the existing side elevation of the property and approximately 2.3m from the existing front elevation. It would incorporate a pitched roof with an eaves height of approximately 2.3m and a maximum height of approximately 3.4m. The proposed would extend approximately 6m across the front elevation of the property to adjoin the proposed side element that would extend approximately 7.4m down the side elevation.

There is an existing front outrigger at the property which would be retained and the proposed attached to so it flows as one continuous elevation to the front. There would be an amendment to the existing front outrigger under the proposed where the existing garage door would be amended to a window.

Fencing that surrounds the side of the property is to be replaced which will be no higher than the existing.

In terms of the streetscape, the area is characterised by predominantly red brick terraced dwellings, with front extensions being a characteristic feature of the area. On street parking is also characteristic as most properties have driveways for space for just one car.

Relevant Planning History

None

Publicity

14 neighbours were consulted on 03/11/2025. One objection letter to the proposal was received raising the following points:

- the bedrooms at the property is increasing from 3 to 4
- congestion is an existing issue within the area, especially as many properties park on the street as only have space for 1 car on the driveway
- emergency vehicle access is often restricted due to double parking
- parking is limited at the end of Ripon Close where the property is situated and this creates an issue for people trying to use the turning circle

Statutory/Non-Statutory Consultations

None

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
SPD11	Parking Standards in Bury

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 scale of the proposed is considered to be subordinate to the existing dwelling. Although the application property is sited on a corner/end plot, the proposed would be set off the side boundaries by a minimum of 2.2m and is also shielded from the road by the fencing. Sufficient outdoor amenity space would also be retained with access to the rear from the front for storage of bins on non-collection days.

External materials to be used are proposed to match the existing materials to ensure the proposed remains consistent with the application property and street scene.

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-

Properties to the front of the application property would be sited approximately 24m away. compliant with the guidance outlined within SPD 6.

Neighbours to the south/south-east of the application property would be sited approximately 15m away from the proposed. There would be a habitable room window indirectly facing these properties however given the boundary treatment alongside the interface distance, and the proposal only be single storey in nature, this would not cause a further impact than existing.

Neighbouring properties to the north of the application property are sited away from the proposed and therefore would not be impacted.

Highways and Parking-

The proposal would increase the number of bedrooms from 3 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The site is set within Zone 4. The parking standards set out in SPD 11 state that properties with 4 bedrooms or more in Zone 4 should ideally have 3 parking spaces.

The existing parking provision at the property is one off road parking space. Parking standards outlined in SPD 11 state this should ideally be 2.

Given the parking provision at the property, and within the general area, does already not meet the guidance, and on road parking is characteristic within the area, it is therefore considered acceptable.

Response to Objections-

The objections outlined within the publicity section have been discussed within the body of the report.

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 2538/02 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO	10/12/2025		