

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 14/08/2026	Ref: 73514/NON
Registration: 06/08/2026	LDFC:	Expiry Date: 03/09/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA:
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Non-material amendment following grant of planning permission 72788 (Part single/part two storey rear extension, rear dormer extension and front porch); Porch alterations, including omission of the rooflight, addition of side facing window and replacing double door with a single door

Location: 4 Hazel Grove, Radcliffe, Manchester, M26 1DD

Description

This application seeks a non-material amendment following grant of planning permission 72788 (Part single/part two storey rear extension, rear dormer extension and front porch). The amendments proposed are porch alterations, including the omission of the rooflight, addition of a side facing window and replacing the front double door with a single door.

The proposal relates to a two storey red brick end terraced dwelling on the western side/corner of Hazel Grove. The front yard is separated from the pavement by a low wall with a break for pedestrian access. There is an access gate to the north of the site for pedestrian access to the sides and rear which are bound by timber fencing.

The previous proposal, approved under application 72788 was the below:

The proposal is to build a part single/part two storey rear extension together with a dormer to the rear and a porch to the front. The proposed rear extension would project 3m from the original rear elevation of the property and would span the width of the house at ground floor, being 5.8m, and would be 4.2m in width at first floor. It would incorporate a gable end roof a maximum of 7.5 in height, with 4.6m to the eaves.

The porch would project approximately 2.2m from the existing front elevation of the property and would be approximately 2.2m wide. It would incorporate a gable roof a maximum of 3.6m in height with an eaves height of 2.4m.

The proposed dormer would be 2.2m in height and would be set back from the eaves of the roof by approximately 0.4m. It would project 3.5m from the existing roof plane and wrap around the proposed rear extension roof plane to project 1.7m from here.

The street scene is residential in nature, predominantly of terraced dwellings with a mix of materials. Parking is predominantly on street.

Parts of the northern and western garden of the site are located within the Green Belt however as none of the proposals are sited within this designated land, it would not be relevant in this instance.

Relevant Planning History

72788 - Part single/part two storey rear extension, rear dormer extension and front porch -

Approve with Conditions 06/03/2026

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
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.

The proposed amendments to the porch including the removal of the rooflight, and amendment of the front door would be minor. Given this, they are not likely to have any detrimental impact to the visual amenity of the street, nor would be significantly different to what neighbours would have envisaged. Furthermore, it would have no further impact on residential amenity.

In terms of the addition of the porch side window, despite this proposing to face the adjoining neighbour, the window would not serve a habitable room and so would cause no further unacceptable overlooking impact. It would also not have an unacceptable impact on the street scene, nor be significantly different to what neighbours had envisaged when initially consulted on application 72788.

Given this, it can be treated as a Non-Material Amendment to application 72788.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The revision to the previous proposal, by way of the amendments to the porch previously approved will not impact adversely on residential or visual amenity in the surrounding area. As such it can be treated as a non-material amendment to application ref 72788.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO - 14/08/2026		HL 14/08/2026	