

DELEGATED REPORT

Report by Jane Langan	Date of report: 05/11/2025	Ref: 72311/FUL
Registration: 24/09/2025	LDfC: 17/10/2025	Expiry Date: 19/11/2025
Site Visit: 02/10/2025	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: Two/single storey extension at side/rear

Location: 4 Brooklawn Drive, Prestwich, Manchester, M25 2GS

Description

The property is a bay fronted semi detached house. It has a drive and garden to the front and a single storey attached garage at the side and with adjoining front porch. The adjoining neighbour is No.2 and to the rear is extended single storey to the boundary side and then two storey. To the opposite side No.6 is separated by a gap along the side and there is fencing separating. The rear boundary of the site borders part of the rear gardens to 50 Polefield Road and 238 Heywood Road.

The application proposes to remove the garage and construct an extension to the side and rear. Along the side the extension would be two storey with the front first floor set back 1.5m. It would run along the side as two storey and 3m past the rear elevation as single storey and 2.4m as two storey for 5m across. The remaining width extend across as single storey. The extensions would form a garden/cycle store, utility room, kitchen/dining/living space at ground floor. At first floor would be an additional bedroom with ensuite and relocated bathroom.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and one response has been received commenting that the plans have been reviewed and fully support the proposed extension.

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 PpE 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 - The proposed extension would have a hipped main roof and the single storey sections at the front and rear monopitch roofs. The 1.5m set back at the first floor front means that terracing would not be an issue. Materials would be brickwork and roof tiles to match the existing.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 2 to 3 and SPD6 requires parking spaces as set out in SPD11 Parking Standards to be considered which can require 2 parking spaces. The existing drive would be retained and the site has a garden adjacent where there may be potential for further parking if the applicant should require it, the adjacent No.6 has this arrangement. It is also the case that the existing parking arrangements retain an on street parking space.

Residential amenity - The adjoining No.2 is extended single storey at the rear and the proposal would be single storey and 3m deep to this property with the two storey set 3.2m in from the boundary and projecting less than 3m at 2.4m.

To the opposite side No.6 is not extended at the rear and the proposal would come approximately 1m past the rear elevation as two storey and less than 3m as single storey. The proposal would also be located to the north side of this property. Certificate B has been completed in respect of encroachment.

Both side elevations of the extension would be blank wall.

The proposed first floor was set back during the application process in order to meet the minimum 7m from the first floor window to the rear site boundary.

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 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 1, 2, 3, 4, 5 Rev A, 6 Rev A, Existing site plan and proposed site plan 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	05/11/25	HL -	14/11/25