

DELEGATED REPORT

Report by Jane Langan	Date of report: 06/11/2025	Ref: 72358/FUL
Registration: 29/09/2025	LDFC: 31/10/2025	Expiry Date: 24/11/2025
Site Visit: 02/10/2025	Site Notice: 02/10/2025	Press Date: 09/10/2025
Objections: 0	Con Area: ALSA	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Conversion of existing garage to lounge and erection of a single storey detached garage to front/side

Location: 20 Church Lane, Whitefield, Manchester, M45 7NF

Description

The site relates to a large detached dwelling located on Church Lane. It is within All Saints Conservation Area and is included within the Draft Local List. The property is two storey with an attached garage to the side. There is also a two storey annexe building within the grounds attached to the main house via the garage and a store area. To the east side of the site is 18 Church Lane a detached property with its drive alongside that to the site and it is screened by planting. To the opposite side of the site is a bowling club. A stone wall runs along the site frontage with trees/planting screening the garden and the majority of the house. One large Beech tree to the west side of the drive is covered by TPO 184.

The application includes the conversion of the attached garage and store to lounge/entertainment space. The garage door would be removed and rebuilt with a wall and two sliding sash windows added. The roof would have heritage roof lights to the front and rear slope. The rear elevation of the garage would have a window added and the existing door to the store would be replaced with bi fold doors.

To the south west corner of the site is proposed a detached garage with a footprint of 8m by 13m and with a hipped roof to a maximum height of 5m. Application 62897 approved 13/08/18 included a garage of the same size, materials and position.

Relevant Planning History

62897 - Single storey garden room extension at rear; detached garage; conversion of existing garage - AC 13/08/2018

66560 - Erection of detached garden room at rear - AC 05/05/2021

Publicity

Surrounding neighbours were notified by letter on 02/10/25. A site notice was posted on 02/10/25 and press notice placed in the Bury Times on 09/10/25. No representations have been received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection following advice to the agent and revision of the plans. Recommends pre commencement conditions for details of materials and windows. Comments from the Conservation Officer with regard to the details that will be required have been sent to the agent.

Traffic Section - No comments received within the statutory time period. There was no objection on the previous approval 62897.

Pre-start Conditions - The agent has agreed the pre-start conditions.

Development Plan and Policies

EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN8/2	Woodland and Tree Planting
PfE	Places for Everyone
NPPF	National Planning Policy Framework

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.

Impact on Conservation Area and 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.

As the site is located within All Saints Conservation Area it is necessary to consider the proposal in terms of the Town and Country Planning Listed Building and Conservation Act. In this regard proposals should either preserve or enhance the Conservation Area.

The existing garage to be converted, whilst set back from the principal elevation of the dwelling, is visible from the street via the vehicular access to the site. The garage door would be removed and rebuilt with a natural stone plinth and matching brick and two sliding sash windows added. The window size has been amended from the original submission following advice from the Conservation Officer. The resulting front elevation would then be in keeping with the original character of the property. The roof would have a heritage roof light to the front and rear slope. The doors and window added to the rear of the garage/store would not be publicly visible.

The proposed detached garage would be of a traditional design with a hipped roof replicating the shape and style of the associated dwelling. The proposed garage also seeks to replicate the materials used in the main dwelling, including stone banding, matching brick and natural slate. The location of the garage has been amended during the application process to position it away from the boundary at 4900mm from the frontage with Church Lane. This is the position as previously approved and allows for the existing planting along the boundary with Church Lane to be retained to provide screening. The condition as previously attached for removal of only the trees identified on the site plan is included for this application. A street scene plan of the frontage has been provided on this application and therefore no condition for additional landscaping is considered necessary.

Residential Amenity

The garage conversion would be to the side to No.18 which is screened by planting and the addition of the rooflights and windows would not have any significant impact on this neighbouring property. The detached garage would be positioned to the side to the bowling club and screened by planting.

It is considered that the proposal would preserve the character of the Conservation Area and would not detract from the character of the original dwelling or street scene. In this instance therefore the proposal complies with UDP Policies H2/3, EN2/1, EN2/2, SPD6.

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 01, 02, 04A, 05, 07, 08 B, 09, 11 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 Samples of the materials to be used in the external elevations, natural stone (for the plinth and windows headers and sills), natural slate and brick (the infill wall of the converted garage shall be of the same brick bond as the existing dwelling) together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 - Visual Amenity, EN2/1- Character of Conservation Areas and EN2/2 -Conservation Area Control of the Bury Unitary Development Plan
- 4 Details of the windows shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved windows shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 - Visual Amenity, EN2/1- Character of Conservation Areas and EN2/2 -Conservation Area Control of the Bury Unitary Development Plan
- 5 No trees, unless indicated otherwise on the approved plans, shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policies EN2/1 - Character of Conservation Areas, EN2/2 Conservation Area Control, EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	06/11/25	HL - 14/11/25	