

DELEGATED REPORT

Report by Helen Leach	Date of report: 24/06/2026	Ref: 73226/FUL
Registration: 20/05/2026	LDFC: 23/06/2026	Expiry Date: 15/07/2026
Site Visit: 11/06/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Replacement of existing conservatory with new single storey rear extension; Porch at front

Location: 13 Moreton Avenue, Whitefield, Manchester, M45 8GG

Description

The site relates to a mid terraced dwelling on Moreton Avenue. The dwelling is two storey and is constructed from render with a tile roof. There is an existing conservatory at the rear with a garden beyond. There is parking for 2 vehicles at the front and an shared access with the neighbour leads from the front to the rear.

There are residential properties to the north, west and south of the site. There are mature trees to the west with a community centre and medical centre beyond.

The proposed development involves the demolition of the conservatory at the rear and the erection of a single storey rear extension and a porch to the front. The proposed extension would measure 4 metres by 4.4 metres and the proposed porch would measure 1.2 metres by 2.5 metres.

Relevant Planning History

Adjacent site

52509 - Single storey rear extension at rear at 15 Moreton Avenue, Whitefield. Approved with conditions - 19 May 2010.

Publicity

The neighbouring properties were notified by means of a letter on 1 June 2026. There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant.

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 - 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 proposed rear extension would be located to the rear of the property and as such the proposal would not be visible from the street scene. The extension is of a simple and unobtrusive design, which would not detract from the character of the property. The proposed windows would be suitably aligned with the first floor windows. The proposed extension would be constructed from brick with a flato roof and roof lantern, which would not be a prominent feature. The proposal would not overwhelm the dwelling or result in over development of the associated residential amenity space.

The proposed porch would measure 1.2 metres by 2.5 metres and would project 1.2 metres from the original front elevation, which would be acceptable. The proposed porch would not

represent a disproportionate addition to the dwelling.

Therefore, the proposed development would be in accordance with Policy H2/3 of the Bury Unitary Development Plan.

Residential amenity - SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- The proposed porch would be located at the front, but would not have a significant adverse impact upon the neighbouring properties.
- The proposed extension would be broadly located on the footprint of the existing conservatory.
- The proposed extension would project 2 metres beyond the rear elevation of No. 15 Moreton Avenue, which would be within the 3 metres allowed in SPD6.
- The extension would be single storey where adjacent the boundary with the adjoining dwelling (No. 11) and project 4 metres. With regard to the 45 degree line then, due to the proximity of the window to No.11, the 45 degree line would be encroached at a point less than 4 metres. The consideration then is the impact of the additional 1 metre in excess of the 3 metres. The proposed extension would be located to the north, have solid side walls and eaves at 2.7 metres, with a flat roof and be set in 1.1 metres from the boundary. As such, it is not considered that the additional 1 metre would cause any significant loss of light or overshadowing than the 3 metres which SPD6 considers acceptable and is generally permitted development. A further material consideration is also the larger homes scheme which allows single storey extensions up to 6m deep where there are no neighbour objections. None have been received in this case. For the reasons as stated above there are not considered to be any justified grounds for refusal in this case.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy H2/3 of the Bury Unitary Development Plan and SPD6.

Parking - The proposed development would not increase the number of bedrooms and therefore, the existing level of parking would be acceptable.

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 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 0000, 1000, 1100, 1150, 2000, 2100, 2150 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

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Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	DM	<u>Date</u>
HL -	24/06/2026			1/7/26