

DELEGATED REPORT

Report by Amanda

Date of report: 05/09/2025

Ref:72123/FUL

Uhunmwagho

Registration: 01/07/2025

LDfC: 07/08/2025

Expiry Date: 26/08/2025

Site Visit: 15/08/2025

Site Notice: N/A

Press Date: N/A

Objections: 1

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Two storey extension at side/rear and single storey rear extension with steps to garden level

Location: 71 Thatch Leach Lane, Whitefield, Manchester, M45 6EN

Description

The application relates to a two storey semi-detached house which has a single storey side extension and a single storey outrigger to the rear. At the front of the house there is a fully paved frontage providing on site parking and there is a brick and pillar wall with railings along the front boundary. There is a hedge along the boundary with no.69 Thatch Leach Lane (attached) and a short fence along the opposite boundary. At the rear there is a garden with fences to all boundaries. There is a patio area with steps to the rest of the garden area and beyond the rear of the site are trees and an area of open land.

The proposal is to build a two storey extension at side/rear and single storey rear extension with steps to garden level at the rear. At the side the extension would be built flush with the existing front elevation and it would measure around 2.5m wide. The first floor would be set back from the original front elevation by 1.5m. The overall length of the extension at the side would be 13.1m, with the first floor measuring 10.7m long. The roof would be hipped to the two storey extension with a pitched roof to the single storey section at the front.

At the rear extensions would have a maximum projection of 5m from the original rear elevation with the side elevation adjacent to the shared boundary with no.69 projecting 3m, with a chamfered corner to the rear. The single storey extension would measure around 8.9m wide and the roof would be hipped. There would be aluminium bi-folding patio doors to the rear elevation and to the east side elevation there would be a new kitchen window at ground floor level and a bathroom to the first floor.

The two storey extension would project 4m out at the rear and it would measure 6m wide. The roof would be hipped. Also to the rear there would be steps created across the rear of the extension for access to the garden.

Relevant Planning History

50973 - Two storey side and single storey rear extension - Approve with Conditions 27/03/2009.

Publicity

5 neighbours notified on 17/07/2025 - One objection received. Concerned about height of development along the boundary with their property.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
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 main considerations of this application are the impact of the proposal on visual and residential amenity.

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 extensions would be built with materials and a design that would be considered to be in keeping with the existing building and the 1.5m set back at first floor level from the original front elevation means the proposal is considered acceptable in terms of 'terracing' and the effect on the streetscene.

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 are an acceptable distance away from the two storey side extension not to have any significant detrimental impact on residential amenity at those properties and there are no residential properties to the rear.
- There would be around 11m from the proposed first floor windows to the side extension to the front boundary and 13m to the rear boundary. These distances would be acceptable in terms of SPD 6.
- There would be no habitable room windows in the side elevation adjacent to no.73 Thatch Leach Lane, and there are no habitable room windows in the side of no.73.
- At no.73 next door there is a single storey side extension, a single storey rear extension and a shed positioned directly next to the shared boundary. As such the two storey side extension would not have any significant detrimental impact on useable area of the neighbouring garden and given its orientation to no.73, the extension would not have any significant detrimental impact on the path of sunlight to no.73 throughout most of the day. If there would be any detrimental effect it would not be sufficient enough to warrant refusal of the proposal.
- Originally the applicant proposed that the whole of the ground floor of the rear extension would project 5m from the original rear elevation. However, this was reduced to 3m on the west side after receipt of an objection. The revised drawing shows the west side elevation with a 3m projection and the rear corner chamfered at a 45° angle (away from the shared boundary with no.69). Although the 3m projection may cause some detrimental impact on light to the rear of no.69 next door, it would be within the limits set out in SPD 6 and therefore is considered acceptable.
- The two storey element of the rear extension would be a sufficient distance from the shared boundary with no.69 not to have any significant detrimental impact on residential amenity of the neighbouring property and garden.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties and that it is no more than 3m on the boundary with no.69 Thatch Leach Lane

Parking -

The proposal would increase the number of bedrooms from 3 to 6 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has a drive at the front for the parking of up to 4 vehicles and this would not be affected by the proposed development. The area has on street parking and there is public transport available. As such the parking arrangements would be considered acceptable in this

instance.

Response to neighbour objection -

The neighbour's concerns have been addressed in the report above and by way of the revised drawing.

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 drawing numbered SHT 1 of 2 received on 02/07/2025 and drawing numbered SHT 2 of 2 Rev B received on 04/09/2025 as modified by the email from I.Planning Services dated 04/09/2025. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the 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.
- 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>
AU - 05/09/2025		DM - 05/09/2025	