

DELEGATED REPORT

Report by Amanda

Date of report: 16/01/2026

Ref:72584/FUL

Uhunmwagho

Registration: 04/12/2025

LDfC: 31/12/2025

Expiry Date: 29/01/2026

Site Visit: 17/12/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Loft conversion with front/rear dormers; Single storey porch; render to all elevations

Location: 46 Standmoor Road, Whitefield, Manchester, M45 7PN

Description

The application relates to a two storey semi-detached property which is linked to the unattached property by a single storey garage to the side, which has previously been converted into living accommodation. The dwelling is slightly raised to the highway in front and there is a garden with a short brick wall and hedge along the front boundary, and a drive for two vehicles. Access to the rear garden is through the property.

At the rear there is a private garden with fences to all sides. There is a decked patio directly to the rear of the house and a shed to the side, with more decking to the rear. The garden tiers up gradually to the rear boundary with some planting to the side and rear boundaries.

The proposal is to convert the loft to provide a bedroom and shower room. There would be two pitched roof dormers to the front which would be rendered and a tile hung, flat roof dormer at the rear. There would also be a new front porch measuring 1m x 3m and 3.4m tall with a pitched roof. The porch would be rendered with glazing to each side of the door and above. In addition to this all of the walls to the existing dwelling are to be rendered in a white/off-white colour and the existing and new windows are to be black.

Relevant Planning History

N/A

Publicity

7 neighbours notified on 05/12/2025 - No comments or objections received.

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 P/E 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 rear dormer would not be readily visible in the public realm along Standmoor Road to the front of the site but would be visible from the rear gardens of neighbouring properties and gardens. It would be constructed with materials that would be considered

acceptable on this particular property and the tile hung finish would help to lessen the visual impact of the dormer. It is also noted that the applicant could build a similar size rear dormer as permitted development.

At the front there would be two smaller pitched roof dormers which would be rendered to match the main elevations of the dwelling. Front dormers are not prevalent in this area but there is one a few doors away from the application site. That is a large flat roof dormer which was built a long time ago and the flat roof design would not be considered acceptable for front dormers in this area now.

The front dormers would be set down from the main ridge and set well in from both sides and they wouldn't occupy a disproportionate area of the existing roof. As such it is considered that the front dormers would not have any significant detrimental impact on the character of the existing streetscape.

The porch would project 1m forward of the existing front elevation and it would have a pitched roof. Along with the other alterations and additions the porch would modernise the existing property. There are many different styles and sizes of porches in the immediate area. The proposed porch would not have any seriously detrimental effect on the existing streetscape.

All the elevations of the existing dwelling are to be rendered in a white/off-white colour and the existing and new windows would have a black finish. This would be similar to other properties in the area and as such would not cause any significant detrimental harm in terms of visual amenity. The design of the proposal is considered acceptable in this location.

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 -

- The rear dormer would be approximately 23m from the rear boundary.
- At the front the dormers would be approximately 6.8m from the front boundary and they would face on to the highway in front.
- There would be no windows to the side cheeks of the front or rear dormers.
- The porch would be set in from both side boundaries, so there would be no concern of encroachment on to neighbouring land.
- The position of the front porch would not interfere with the existing parking arrangements within the site.
- The render and black windows would not have any detrimental impact on residential amenity in the area.

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.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the drive at the front.

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 TDS-24-196-01, TDS-25-196-02 and TDS-24-196-03 received on 25/11/2025, drawing numbered TDS-24-196-09 received on 05/12/2025 and drawings numbered TDS-25-196-04 and TDS-25-196-05 received on 05/12/2025 and 11/01/2026 as modified by the emails from Thorp Design Services Ltd dated 05/12/2025 and 11/01/2026. 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 be white or off-white render to the existing elevations as well as the front dormers and porch, existing and new windows would be black, black upvc fascias, hung tiles to the rear dormer and the roof tiles would 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 -	16/01/2026	DM	21/01/2026