

DELEGATED REPORT

Report by Amanda

Date of report: 15/01/2026

Ref:72558/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: Two storey side extension

Location: 8 Oak Lane, Whitefield, Manchester, M45 8ET

Description

The application relates to a two storey, semi-detached dwelling. There's a low brick wall along the front boundary and a small garden area, and parking for two vehicles. There is a brick wall along the shared boundary with no.10 Oak Lane to the north and the site has a higher ground level compared to this property. At the rear there is a private garden with fences to all boundaries. Part of the rear garden is a patio and the rest of the garden is grass.

The proposal is to build a two storey side extension to provide an extension to the existing kitchen, utility room and wc at ground floor level and at first floor there would be some internal alterations and the addition of an office. The roof would be hipped and it would measure 1.9m wide x 7.5m long, and it would be built flush with the existing front and rear elevations.

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 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.

Normally where there would be a two storey side extension adjacent to another dwelling a first floor set back of 1.5m would be required in order to prevent the appearance of terracing on properties which are not already terraced. However, a lesser set back (or none at all) may be acceptable in some instances.

The proposed drawings show that the two storey side extension would be built flush with the existing front and rear elevations of the application property and there would be no first

floor set back at the front. The proposed site plan notes that there would be a gap of 750mm remaining to the side and it is also noted that no.10 next door is approximately 525mm lower compared to the dwelling on site.

Taking the level difference into account and the gap to the side boundary the measurements would equate to approximately 1.27m. This would be 225mm short of the recommended 1.5m as set out in SPD 6. Even if no.10 is extended to the side with a similar design, because the site has a slightly higher ground level compared to that at no.10 the lesser set back would not result in a terraced appearance with no.10 and the application dwelling. As such the proposed two storey side extension without a first floor set back would be considered to be acceptable on this particular property.

The proposed finished materials would also be considered to be in keeping with the existing dwelling.

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 separation distance to properties at the front and rear of the side would be acceptable in terms of SPD 6.
- As the extension would be built flush with the existing rear elevation there would be more than 7m from the rear of the extension to the rear boundary.
- The front elevation would be built flush with the existing front elevation meaning there would be no detrimental impact on the parking spaces within the site.
- As the extension would be on the north side elevation it would have no detrimental effect on residential amenity at no.6 to the south.
- There are no habitable room windows on the side elevation of no.10 to the north of the site.
- On the north side elevation there would be a ground floor utility room window installed. As this window would be obscurely glazed it is considered that there would be no significant detrimental impact on privacy levels at no.10 next door. A condition would be added to the decision to ensure this window remains obscurely glazed in the future.
- The extension would be approximately 750mm away from the shared boundary with no.10. As such there would be no concerns regards encroachment on to land, or air space at this property.

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 existing drive at the front of the site.

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 001 Revision A and 002 Revision A 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 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.
- 4 Before the first occupation of the extension hereby permitted the ground floor window to the side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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 - 15/01/2026		DM 21/01/2026	