

DELEGATED REPORT

Report by Jane Langan	Date of report: 14/01/2026	Ref: 72596/FUL
Registration: 28/11/2025	LDFC: 02/01/2026	Expiry Date: 23/01/2026
Site Visit: 08/01/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey side extension

Location: 45 Brooklands Road, Prestwich, Manchester, M25 0FB

Description

The property is a two storey detached house. It has a brick boundary wall with hedges along the frontage. A drive leads to a detached brick garage which runs into a store building. To the rear is a patio and a garden which steps down to a lower level. The neighbouring property to the side of the proposal is No.47. It is a two storey house with a path along the side to the site and its side gable wall faces the site garage/store.

The application proposes a single storey extension at the side of the property linking to the garage which would have the side wall increased in height to a parapet wall. The garage and extended area are noted on the plans to become a playroom and the existing attached store at the rear an office.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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.

Visual amenity and design - The proposal would see the removal of the garage roof and a flat roof with parapet wall would be constructed to extend across the converted garage and infill extension. To the rear the store would retain its monopitch roof and have a window added to the rear elevation.

SPD6 notes that prominent flat roofed side extensions to properties with a pitched roof will not normally be permitted unless it is considered appropriate in design terms. The site property is set back from the main road with a good sized front garden and some screening from the boundary wall and hedges. The proposed extension would not be forward of the main front elevation of the property and with the addition of the parapet wall and brickwork to match the existing it would be not be a prominent feature or have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms therefore in respect of this SPD 11 Parking Standards need not be considered. The existing parking to the front drive would be unaffected.

Residential amenity - The adjacent neighbouring property No.47 has a door and small side window to its gable and which face the side wall of the site garage and store as

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existing. The proposal would only see a change to this side in the removal of the pitched roof of the garage, which has eaves at 2.3m and ridge to 3.7m, replaced with the parapet wall which would be 3.6m high. As such there would be only a minor change and then no significant impact to the amenity of this adjacent neighbouring property.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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, 002, 003 Rev 2 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	14/01/26	DM	14/01/26