

DELEGATED REPORT

Report by Amanda

Date of report: 05/11/2025

Ref:72373/GPDE

Uhunmwagho

Registration: 12/09/2025

LDfC: 03/10/2025

Expiry Date: 24/10/2025

Site Visit:

Site Notice: N/A

Press Date: N/A

Objections: 1

Con Area:

Adv Type: N/A

Reason for Delay:

EIA:

N/A

Dec Level: DEL

Stat Class: NREQ

Proposal: Prior approval for proposed single storey rear extension

Location: 18 Belgrave Street, Radcliffe, Manchester, M26 4DS

Description

The application relates to a two storey end terrace dwellinghouse located on Belgrave Street, Radcliffe. The property has a garden area at the front and a yard to the rear. Prior Approval is sought for the construction of a single storey rear extension with a flat roof that would project 3m along the shared boundary with the attached neighbour and 5.2m along the opposite boundary.

Householder prior approval applications are for proposals which are larger than permitted development extensions, but are still within certain size limits as detailed below.

Neighbouring properties are notified of these applications and given a chance to comment. If no comments are received and the extension complies with the maximum limits detailed below, then the application is approved without further assessment. If an objection is received, then a further assessment takes place, which requires an assessment of the impact of the scheme upon the visual amenity of the area and the residential amenity of adjoining properties.

In processing this notification, 1 Objection received was received as set out in the publicity section below. As an objection has been received, the regulations require that the impact of the proposed development on the amenity of all the adjoining addresses must be assessed.

Relevant Planning History

N/A

Publicity

3 neighbours notified on 12/09/2025 - One objection received.

- The extension would be overbearing and out of character. The proposed extension, by reason of its scale and bulk, would be out of keeping with the design and character of the existing dwelling, and would have an adverse effect on the visual amenity of the area as a whole. The proposed extension, by reason of its size and siting, represents an un-neighbourly form of development that would have an adverse impact on the amenity of neighbouring properties by reason of an overbearing effect.
- Overshadowing/Loss of Light: The scale and proximity of the extension position relative to my property/garden, will result in a measurable and unacceptable loss of sunlight and daylight to my kitchen. The extension's excessive height, width and close proximity to the boundary will create an overwhelming and oppressive visual impact, leading to an unacceptable sense of enclosure.

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

First Report

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The proposal would not extend beyond the rear wall of the original dwelling by more than than six metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Second Report - Post Objection

Visual Amenity

SPD 6 and UDP Policy H2/3 seeks 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 extension would be located to the rear of the property. As the property is an end terraced house the extension would be visible from the back streets to the side and rear of the site, as well as from the rear of neighbouring properties.

The extension would be built with materials that would be considered acceptable at this site and there are other properties in the immediate vicinity which also have single storey rear extensions, both flat roofed and pitched. As such the proposed extension would not have any significant detrimental effect in terms of visual amenity 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

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

The proposed extension would project 3m from the original rear elevation of the dwelling, along the shared boundary with no.16 Belgrave Street next door and 5.2m on the east side.

The revised drawings received on 03/11/2025 note that the 45° rule would be satisfied with regards to the 5.2m projection on the east side and an extension projecting upto 3m would be considered to be acceptable in terms of SPD 6 and would be allowable under permitted development without the requirement for notification.

Taking the above into account it is noted that the extension projecting 3m along the shared boundary with no.16 might have some detrimental impact on light to the rear of that property, but as it would be within the PD limits as set out in SPD 6 any impact would be considered to be minimal and there would be no reason to refused this part of the proposal.

Similarly, the longer section of the extension would be built away from the shared boundary with no.16 Belgrave Street and the projection of 5.2m would ensure the 45° rule is satisfied.

There would be no windows directly facing no.16 next door, or on the outer wall facing the side street.

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 it not being more than 3m on the boundary with the attached dwelling and the 45° rule would be satisfied with regards to the larger section of the extension.

Response to neighbours -

The proposal has been assessed in terms of visual and residential amenity within the main body of the report and complies with both UDP Policy H2/3 and SPD 6.

Recommendation: Prior Approval Required & Granted

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 05/11/2025		06/11/2025	