

DELEGATED REPORT

Report by Jane Langan	Date of report: 04/11/2025	Ref: 72355/FUL
Registration: 08/09/2025	LDFC: 31/10/2025	Expiry Date: 03/11/2025
Site Visit: 30/09/2025	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: Front porch; garage conversion; single storey rear extension and associated external alterations

Location: 12 Deane Close, Whitefield, Manchester, M45 7LG

Description

The property is a link detached house located at the top of a cul de sac. It has a drive and garden to the front and has been extended above the garage and two storey to the opposite side and two storey to the rear. The site garage is linked to that to No.7 and to the rear, along the shared boundary. No.7 has a conservatory. To the opposite side No.10 sits at an angle to the site. The rear of the site boundary borders the rear garden to 46 & 48 Standmoor Road. There is planting and fencing to the boundary and the properties sit at a lower level.

The application includes the conversion of the garage to a games room. The canopy above the front entrance would be replaced with a pitched roof porch projecting out 0.6m deeper and for 2.9m across. A ground floor window would be added to a front elevation to an existing wc. To the rear a single storey extension would come out 4.9m deep, set in 2m from the boundary with the adjoining No.7, and extend for 8.2m across. It would form an extended kitchen/dining room and living area. The proposal has been revised from the original submission to set in the extension from the boundary with the adjoining property.

Relevant Planning History

51936 - First floor extension at side and rear; first floor side extension - AC 18/01/10
30736 - Single storey extension at rear - AC 28/03/95
18116 - Two storey dining bedroom & bathroom extension at side - AC 18/04/86

Publicity

Surrounding neighbours were notified by letter on 23/09/25. Amended letters were sent 21/10/25 with regard to the reduction in the extension size. One objection was received to the original plans. The concerns were overshadowing and maintenance issues and the porch being beyond the building line could create a precedent for other similar properties to develop beyond the building line. No comments have been received on the revised plans.

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 garage conversion would see the door replaced with a window and a wall in matching render. The proposed porch would have a dual pitched roof and the walls in matching brickwork. The porch would extend out 0.6m from the front of the garage elevation and 1.9m from the main front elevation and as such would not projecting excessively from the front of the property.

The rear extension would be flat roofed with a lantern light and the walls in brickwork to

match.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposed rear extension would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. Following the addition of the porch the existing parking to the front drive would be retained.

Residential amenity - Centrally located on the front of the property the porch would not impact on the amenity of the neighbouring properties. Garage conversions and additional ground floor windows are generally permitted development. The single storey extension would be set 2m in from the boundary with the adjoining No.7 and flat roofed. It would not encroach a 45 degree line from the mid point of the conservatory to No.7.

The proposed rear extension would have 2 slim windows which would be 1.7m from the rear boundary which borders the rear gardens to 46 & 48 Standmoor Road. These properties are at a lower level and over 20m away. The site has fencing approximately 1.4m and there is planting beyond the rear boundary. As such it is not considered that the proposed windows would cause any privacy issues to the properties to the rear.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

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 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 12DC - 110 Rev B, 12DC - 115 Rev B, 12DC - 120 Rev C, 12DC - 125 Rev C 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	04/11/25		

