

DELEGATED REPORT

Report by Amanda

Date of report: 03/11/2025

Ref:72271/FUL

Uhunmwagho

Registration: 03/09/2025

LDfC: 30/09/2025

Expiry Date: 29/10/2025

Site Visit: 19/09/2025

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 and rear dormers

Location: 361 Bury New Road, Whitefield, Manchester, M45 7SU

Description

The application relates to a two storey, semi-detached house fronting on to Bury New Road, Whitefield. The house has a porch to the front and a single storey rear extension. The property is raised in level compared to the highway in front and there is a driveway to the front/side of the dwelling. Along the front and side boundaries there is a short, white rendered wall with railings along the top. The driveway is open to the highway in front.

At the rear there is a detached garage (positioned adjacent to the neighbour's garage) and fences to other rear boundaries.

The proposal is to convert the existing loft space into a bedroom and en-suite bathroom. There would be a flat roof dormer across the rear of the roof and a smaller pitched roof dormer to the front. The original drawing submitted with the application showed a front dormer with balcony, but following discussions with the agent a revised drawing was submitted showing a much smaller dormer to the front elevation, without a balcony.

Relevant Planning History

23/0386 - Building works - 08/02/2024

Publicity

6 neighbours notified on 09/09/2025 - 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 PpE 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.

It could be possible to build a flat roof rear dormer of a similar size as permitted development on the rear of the property. The drawings show the dormer wouldn't be any higher than the existing ridge and it would be set in slightly at both sides. It would be finished with materials that would be considered to be in keeping with the existing building.

The proposed front dormer would not occupy a disproportionate amount of roof space and it would be positioned directly above the bay window below. It would be finished with materials that would be considered to be in keeping with the existing dwelling.

Although there are not other examples of front dormers in the immediate vicinity the proposed dormer would be a relatively small addition to the front of the house. Taking this into account and that the finished materials would be considered to be in keeping with the existing building it would not have any significant detrimental effect on the character of the streetscene. 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 -

- Properties on the opposite side of Bury New Road to the front of the site would be more than a sufficient distance from the front dormer, not to have any significant detrimental impact on residential amenity.
- At the rear there would be just under 7.5m from the dormer to the rear boundary. Normally SPD 6 would require at least 10m from a dormer to a boundary but the fact that the applicant could erect a dormer of a similar size as permitted development, with no other roof changes has to be taken into consideration. As such, in this instance the rear dormer would be considered acceptable in this location.
- As the extension would be to the roof only there would be no detrimental impact on the existing parking arrangements within the site.
- There would be no windows directly overlooking the adjacent dwellings and gardens.

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 increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has a driveway to the front/side of the dwelling for up to 3 vehicles and this would remain following the development being completed. The area is also high access in terms of public transport. In this instance then the parking arrangements are considered sufficient.

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

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of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawing numbered 3053_WHI_01_Planning_Rev_B received on 31/10/2025 as modified by the email from CD Wilkinson Plans dated 31/10/2025. 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 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 - 03/11/2025			