

DELEGATED REPORT

Report by Tom Beirne	Date of report: 27/05/2026	Ref: 72754/FUL
Registration: 30/04/2026	LDfC: 22/05/2026	Expiry Date: 25/06/2026
Site Visit: 05/05/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Removal of existing conservatory and erection of two single storey extensions at rear with associated landscaping; two new dormers at rear; access ramp at front; external alterations; Erection of 1.8m high vehicular gate and associated fencing to the front boundary; and installation of a wheelchair storage enclosure to front.

Location: 15 Radcliffe Moor Road, Radcliffe, Manchester, M26 3WL

Description

The application relates to a detached bungalow within a predominantly residential area on the west side of Radcliffe. The neighbour to the east is a detached residential bungalow and to the west is a car sales garage. There is open land to the rear/south and across Radcliffe Moor Road is a small treed area enclosed with a paladin fence. There are two large trees behind the front boundary wall and there is mature hedging along both side boundaries.

The bungalow, currently vacant, has been extended at the rear. There is a paved hardstanding on the frontage. In recent years the property has been used as supported living accommodation, managed by a housing association.

The proposal involves refurbishing and reconfiguring the residential property to improve suitability and accessibility for future use. The scheme involves demolishing the existing conservatory at the rear, altering and extending the property at the rear. A small single storey extension would be constructed on the base of the demolished conservatory with the roof carried over onto the existing single storey outrigger.

Relevant Planning History

03133/E - Bungalow conversion to create two self contained supported living flats; Demolition of existing conservatory and creation of new extension on existing footprint; Extension to rear, installation of solar panels; Excavation to rear garden to create accessible garden off new extension (existing conservatory footprint extension). Including retaining walls; Vehicle gate to front of property - close board timber and close board timber fencing to brick front boundary wall - Enquiry completed 11/12/2025

Publicity

Immediate neighbours notified by letter dated 01/05/2026. No objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No comment received.

Pre-start Conditions - N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions
CF4 Healthcare Facilities

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.

Need - The current building is rather run down and has become 'not fit for purpose' as supported living accommodation. The proposal seeks to address the current limitations to provide more appropriate accommodation to ensure the continued use of the property as a

supported living facility.

Visual amenity - The majority of the alterations to the building occur internally and at the rear and these would not be readily viewed from the public arena. The rear single storey extension would be over the base of the demolished conservatory and carry over to the existing outrigger. The new wall/fence along the front boundary would mirror a similar boundary further along Radcliffe Moor Road and would not appear out of keeping within the streetscape.

The proposal would be acceptable in terms of visual amenity and complies with UDP Policy H2/3 and associated guidance in SPD6 relating to extensions and alterations.

Residential amenity - Given the modest scale of development and relation to neighbours, there are no residential amenity issues arising. It is noted that there are no objections from neighbours. The proposal complies with UDP Policy H2/3 and associated guidance in SPD6 relating to extensions and alterations.

Parking and Access - The existing hardstanding and access onto Radcliffe Moor Road would be retained in situ. The new low wall with fence and inward opening gates would be in keeping with the streetscape and not impact on highway safety. The proposal complies with UDP Policy H2/3 and associated guidance in SPD6 relating to extensions and alterations.

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:
202509/M/320/P1
202509-01,01A, 02A, 02RA, 03B, 04B, 04RA, 05A, 06A, 07A, 08A, 09A, 10C, 12A, 16, 17,
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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	27/05/2026	DM	29.05.2026