

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 27/02/2026	Ref: 72762/FUL
Registration: 20/01/2026	LDFC: 26/02/2026	Expiry Date: 17/03/2026
Site Visit: 11/02/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey/single storey side extension with rear juliette balcony; Single storey rear extension to include garage conversion

Location: 18 Coventry Road, Radcliffe, Manchester, M26 4FY

Description

The application relates to a two storey detached dwelling on the southern side of Coventry Road. The boundary to the front is open onto the pavement. The side and rear boundaries are characterised by timber fencing, with a detached garage also appearing to form the western side boundary.

The proposal is to build a two/single storey side extension with a rear Juliet balcony together with a single storey rear extension and garage conversion. The proposed side extension would project approximately 3.5m from the original western side elevation of the property. The proposed side extension would be 8.3m in length at ground floor and set back from the front elevation by 1m at first floor to be 7.3m in length. It would incorporate a dual pitched roof creating a gable end which would match the existing ridge and eaves height of the property, with the 1m ground floor front part featuring a pitched roof a maximum of 3m in height.

To the rear, the proposed side extension would be attached to the existing garage, with the existing garage converted to form a single storey flat roofed playroom/store. The single storey rear extension/garage conversion would project 6.4m from the rear elevation of the property and would be a maximum of 3m in height. It would be the same width as the proposed side extension at 3.5m.

The street scene is residential in nature, predominantly of detached two storey dwellings. Parking is generally off street as all properties feature private driveways however parking on street is not restricted.

Relevant Planning History

None

Publicity

5 neighbouring properties were consulted on 05/02/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

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-

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.

In terms of scale, the proposed side extension would measure over half the width of the

existing dwelling and would incorporate roofing to match the height of the existing dwelling. Although this can occasionally mean that extensions would not appear subordinate, it would be acceptable in this instance due to the mixed style of properties in this area. Most properties along this section of Coventry Road are detached with previous extensions and so it is considered the proposed would fit in well in relation to the street scene.

In terms of the proposed rear extension/garage conversion, it would not be visible from public vantage points and therefore would have limited impact on the street scene.

Materials proposed would match the existing materials of the property and access to the rear would remain for the storage of bins on non-collection days.

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 to the front would retain an interface distance of 20m, compliant with that outlined within SPD6.

22 Coventry Road would be sited away from the proposals, and therefore there would be no further impact.

16 Coventry Road is sited to the west of the application property. There are no windows in the side elevation of 16 Coventry Road facing the proposed that could be impacted and only one window proposed in the side elevation of the side extension to serve a utility room however this is proposed to be obscure glazed to prevent any privacy impacts. The single storey rear extension would project 1m to adjoin to the existing detached garage, which would be made approximately 0.8m wider. Despite the proposed rear extension and garage conversion encroaching closer to the western side boundary, the proposed reduces the height of the garage by approximately 1m and so given this it is unlikely to cause a further impact to 16 Coventry Road than exists. The proposed Juliet balcony would also cause no further overlooking impact than exists and so would also be considered acceptable.

Parking-

The proposal would increase the number of bedrooms from 3 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The property is sited within Zone 4 with 4 bed houses or greater requiring 3 car parking spaces. The proposed would occupy the existing side driveway leading to there only being one space available at the front of the property. Given on street parking is unrestricted and common in this area, it is considered that in this instance the parking provision is acceptable.

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:

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- 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 P03, P04 and P06 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.
- 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.
- 4 The proposed flat roof to the rear extension/garage conversion hereby permitted shall not be used as a balcony.
Reason. To safeguard the amenities of the neighbouring residents and to comply with Policy H2/3 of the Bury Unitary Development Plan.

<u>Case Officer</u> CO 27/02/2026	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
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