

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 10/04/2026	Ref: 72751/FUL
Registration: 20/02/2026	LDFC: 10/04/2026	Expiry Date: 17/04/2026
Site Visit: 04/03/2026	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: Demolition of existing garage rear wall and construction of single storey rear extension; increase in roof height of existing garage; raised patio to rear and replacement glazing to front porch

Location: 28 Polefield Road, Prestwich, Manchester, M25 2GN

Description

The application relates to a two storey semi-detached house with an attached garage to the side, and porch and ground floor bay window to the front. There is a driveway in front of the garage for one vehicle and a small garden area with a short red brick wall along the front boundary. At the rear there is a private garden with fences and planting to all boundaries. There is a garage belonging to no.30 located directly adjacent to the shared boundary with the rear garden.

The proposal is to demolish the rear wall of the existing garage and build a single storey rear extension and increase the height of the existing garage by 0.6m. To the front, replacement glazing for the porch is proposed and, to the rear, a raised patio is proposed.

The proposed single storey rear extension will project 2.2m from the existing rear elevation of the dwelling and garage and would span 5.6m in length. It would incorporate a flat roof approximately 3.1m in height, with rooflights over the proposed kitchen and utility room.

The proposed increase in garage height would be 0.6m, with a black render wrap around externally to encase the timber frame in which would raise it.

The proposed replacement glazing would amend the windows and door arrangement in the porch.

The proposed rear patio would be 150mm in height. It would project 4.6m from the original rear elevation of the property, and approx. 2.9m from the proposed rear extension. It would span the width of the property at approx. 10.5m.

The street scene is residential in nature of semi-detached dwellings, with a mix of materials. Parking in the locality is predominantly off street with most properties benefiting from large driveways although parking on street is in the most part unrestricted.

Relevant Planning History

71286 - Partial demolition of existing garage at side and construction of single storey side and rear extension; raised patio to rear and replacement front porch - Approve with Conditions 20/12/2024

Publicity

5 neighbouring properties were consulted on 27/02/2026. No comments have been

received.

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
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
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

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.

The proposed rear extension and raised patio would be outside of view of public vantage points as it is sited to the rear and therefore would have no impact on the street scene.

The proposed raising of the garage roof is a minor amendment and would have a limited impact on the visual amenity of the locality. The proposed material of black render is common within the area and as such would not appear out of character.

The proposed replacement glazing to the front porch also reflects a minor amendment and would not appear overly different to the existing or intrusive within the area.

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 outlines that rear single storey extensions up to 3m in projection are usually considered acceptable. As the proposed projects 2.2m from the original rear elevation of the property, this is therefore considered acceptable.

SPD 6 states that developments that could be built under permitted development guidance should be considered as a material planning consideration. In terms of the proposed raised patio, permitted development guidance outlines that raised patios up to 0.3m in height can be built using these rights. The raised patio would be just 150mm from ground floor level and, as the property does not have permitted development rights removed, this would therefore be considered acceptable.

In terms of the proposed increase in garage height, there is a neighbouring habitable window on the side elevation of the neighbour to the north. Despite this, habitable room windows on side elevations are not protected, and so the increase in garage height would be acceptable in this instance. As the garage would not project further to the front, there would be no impact to properties to the front.

The proposed replacement glazing would have no impact on neighbours as aspect standards are retained to the front.

Parking

The conversion of the garage to the rear would mean there is a loss of a potential parking space at the property. SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The application property is located in Zone 4 with 3 bedroom properties requiring a parking provision of 2 off road car parking spaces. The existing provision at the property, including a parking space within the garage, meets this provision. The proposed would mean that only one parking space is retained off road. Despite this, parking in the locality is largely

unrestricted and parking on street is common. Given this, the parking provision reducing in this instance would be considered acceptable.

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 0290_20_100 Rev A, 0290_20_200 Rev A, 0290_20_201 Rev A, 0290_20_202 Rev A and 0290_21_200 Rev A 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, or be those proposed within this application and shown on the conditioned plans.
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> CO 10/04/2026	<u>Date</u>	<u>Sign off Officer</u> DM 10.04.2026	<u>Date</u>
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