

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 29/01/2026	Ref: 72407/FUL
Registration: 07/01/2026	LDFC: 29/01/2026	Expiry Date: 04/03/2026
Site Visit: 28/01/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: HOUS

Proposal: Two/single storey side extension/rear infill extensions/first floor side/rear extension with roof terrace and two storey front storm porch extension

Location: 18 Ringley Road, Whitefield, Manchester, M45 7LE

Description

The application relates to a two storey detached dwelling on the north/north-western side of Ringley Road. The front boundary is separated from the pavement by low walling together with railing. There is an access gate to the east of the site for both pedestrian and vehicular access into the site. There is a large paved area to the front for the parking of cars. To the rear the site is bound by fencing and hedging to the sides and sports-type fencing to the rear to separate the site from Stand Lane Golf Club.

This application has been submitted to build a two storey porch extension at the front together with a small single storey front extension. Ground floor infill extensions to the side and rear are also proposed alongside a first floor side/rear extension and a two storey side extension. A roof terrace is also proposed over the proposed first floor side/rear extension.

The proposed two storey porch extension would project approximately 1.1m from the existing front elevation of the property and would be 4.3m in width. It would include a gable roof a maximum of 8.4m in height to align with the existing front gables at the property.

The smaller single storey front extension would project approximately 0.4m, would be 5.3m in width and a maximum of 3.2m in height.

The proposed ground floor infill to the side would project 1.5m to align with the proposed two storey side extension. It would be a maximum of 3.9m in height and be 1.8m in width.

The proposed ground floor infill to the rear western side would be 1.3m in projection to align with the existing rear elevation and would be 3.4m in length and a maximum height of 3.9m. The proposed ground floor infill at the rear centre of the property would be 1.9m in projection to align with the existing rear elevation and would be approximately 2.2m in length. It would also have a maximum height of 3.9m.

The proposed first floor side/rear extension and two storey side extensions would infill the existing space above the pool building flat roof area and would be approximately 11.1m in projection easterly and 13.2m in projection northerly. The proposed two storey side extension would only extend to the eastern side further than existing by approximately 1.5m. The maximum height would be 6.4m.

The proposed roof terrace would be 3.9m in height spanning 11m along the rear elevation of the property. It would incorporate a glazed safety railing 0.6m in height.

The site is within an area characterised as a Tree Protection Zone.

Relevant Planning History

55117 - Two storey extension at rear; First floor extension above existing garage; Games room and porch to front elevation - Approve with Conditions 12/07/2012

56232 - Two storey extension at rear; first floor extension at side over existing garage and games room & new porch to front elevation. - Approve with Conditions 10/06/2013

58238 - Non material amendment following grant of planning permission 56232 for a two storey extension at rear; first floor extension at side over existing garage and games room & new porch to front elevation:

Add velux windows to roof and extend lift shaft vertically to provide disabled access to loft floor. - Refused 08/12/2014

58278 - Revised scheme to approved application 56232 to add velux windows to the roof and vertically extend the lift shaft - Approve with Conditions 16/01/2015

13/0013 - Not built to plan - Brickwork - 07/03/2013

13/0254 - Work to trees - 31/05/2013

14/0427 - Addition of 2 velux windows on roof at rear - 15/12/2014

16/0126 - Not being built in accordance with approved plans - 17/03/2016

Publicity- None

Statutory/Non-Statutory Consultations

10 neighbouring properties were consulted on 08/01. No comments have been received.

Pre-start Conditions - Agent has agreed with the pre-start conditions

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

NPPF National Planning Policy Framework

PfE Places for Everyone

EN8 Woodland and Trees

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 proposals are considered to be in scale and subordinate to the existing dwelling by virtue of them not being any higher than the existing ridge heights at the property. Furthermore, the proposed side extension would be less than half the width of the existing property.

In terms of the proposals to the front, Ringley Road features properties which utilise a range of different materials. Given this, it is not considered that the proposed glazing to the porch or other materials proposed would appear incongruous within the area. Furthermore, any materials proposed to the rear would not be visible from the street scene and so considered acceptable.

It is noted that a flat roof is proposed for the two storey side/two storey rear/side infill extension however given this is mostly to the rear and is sympathetically designed in relation to the host property, it is not considered this would have an unacceptable impact on the area.

The proposed roof terrace is similar to that that previously exists at the property and given this would appear in character.

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-

16 Ringley Road is sited away from the proposals and so would not be impacted.

20 Ringley Road is sited to the eastern side of the application property. There are no habitable room windows in the side of this neighbouring property that could be impacted. There are two windows proposed in the two storey side extension serving the master en suite facing this property however these are proposed to be obscure glazed to prevent any privacy impacts.

In terms of the proposed first floor extension and roof terrace, the proposals would align with the existing rear elevations at the application property and do not project any further to the north to cause any impingement of habitable windows at 20 Ringley Road. It is noted that roof terraces can often cause privacy impacts however given the existing boundary treatment at the property, together with the roof terrace being sited off the boundary and mostly to the rear of the property, it is not considered that unacceptable privacy impacts to 20 Ringley Road would be created.

Any neighbours to the front would be sited in excess of 40m and there are no residential neighbours to the rear that could be impacted.

Trees and Woodland-

Policy EN8 states that the Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.

The site is within an area defined as a Tree Protection Area and as such a Tree Survey and Arboricultural Report were submitted as part of the application. Within these, it recommends that there should be the erection of tree protection barriers to create construction exclusion zones around the retained trees and the retention of an area of existing hardstanding as temporary ground protection. These have been acknowledged within the conditions of the report.

Green Belt

The proposed site is along the boundary of Green Belt to the rear. Despite this, the proposals are sited away from this boundary and therefore would not have an impact on the openness of purpose of the Green Belt.

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 the drawings received on 23/09/2025 and 08/01/2026 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.

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- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building and those as detailed on the approved 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.
- 4 No trees shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
- 5 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and the guidance outlined within the submitted Arboricultural Statement (ref CW/11907-AS, dated 22/12/2025). The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

<u>Case Officer</u> CO 29/01/2026	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
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