

DELEGATED REPORT

Report by Amanda

Date of report: 10/07/2025

Ref:71747/FUL

Uhunmwagho

Registration: 21/03/2025

LDfC: 23/04/2025

Expiry Date: 16/05/2025

Site Visit: 02/05/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single/two storey extension at rear, porch extension at front and dropped kerb

Location: 138 Rectory Lane, Prestwich, Manchester, M25 1DJ

Description

The application relates to a two storey semi-detached house with a porch to the front. The whole of the front of the site is hardstanding and there is a fence along the northwest boundary. The boundary with no.22 Bent Lane to the opposite side is open. At the rear there is a garden with a patio area directly to the rear of the house. There are fences to all boundaries and at the end of the garden there is an outbuilding.

The proposal is to build a single/two storey rear extension and a single storey front extension which would provide a new porch and office. A new vehicular crossing would also be created at the front of the site.

The front extension would measure 1912mm x 5390mm and it would have a pitched roof. At the rear the single/two storey extension would project 2925mm x 7513mm wide. The single storey section would have a mono-pitched roof with a single rooflight. The two storey element would have a hipped roof.

The new dropped kerb/crossing would measure approximately 4000mm wide and an ACO drain would be installed where the driveway abuts the pavement in front.

Relevant Planning History

N/A

Publicity

6 neighbours notified on 01/04/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No objections. Conditions and informatives suggested.

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 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.

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.

The proposed front extension would be an improvement compared to the existing porch as it would be built with materials and a design that would be considered to be in keeping with

the existing building. As such it would not have any significant detrimental effect on the character of the existing streetscene.

The only addition to vehicular access at the front would be the dropped kerb. The actual driveway would not be altered. The dropped kerb would not have any seriously detrimental impact on the existing streetscene.

The single/two storey rear extension would not be visible in the streetscene at all but it would be built with materials and a design that would be considered to be in keeping with the existing building.

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 -

- The proposed front extension would be built well away from both side boundaries and would be set well back from the front boundary. It would not have any windows to the side. As such it would not have any significant detrimental impact on residential amenity at neighbouring properties.
- There are no residential properties directly to the front of the site.
- At the rear the extension would be single storey only adjacent to the shared boundary with the attached property, there would be no windows in the side elevation and the plans show that it would be around 150mm off the shared boundary. As such it would not have any significant detrimental impact on residential amenity.
- The two storey element would be a sufficient distance from the shared boundary with the attached neighbour not to have any significant detrimental effect on residential amenity at the attached property and garden.
- No.22 Bent Lane to the east of site is built slightly forward of the application property and it is angled away from the shared boundary. As such the position of the two storey rear extension would not have any significant detrimental effect on residential amenity at this property.
- The rear extension would be a sufficient distance away from the rear site boundary not to have any significant detrimental effect on residential amenity at properties to the rear of the site.

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 and that it is no more than 3m on the boundary.

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 an area at the front for parking at least two vehicles and this would remain following the extensions being built. The area is high access in terms of public transport and there are no parking restrictions to the highway in front. 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 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 2025-1903-P-101, 2025-1903-P-102, 2025-1903-P-103, 2025-1903-P-104 and 2025-1903-P-105 received on 28/03/2025 and drawings numbered 2025-1903-P-106 Rev A and 2025-1903-P-107-SP received on 09/06/2025 as modified by the email from PJH Architectural Services dated 09/06/2025. 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.
- 4 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
- 5 The car parking and access alterations indicated on the approved plans, incorporating the provision of a double footway crossing to a specification and in a position to be agreed with the Highway Authority, 5.0m minimum hardstanding length, measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated highway remedial works, shall be implemented prior to the proposed development and parking facilities being brought into use.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways, in the interests of road safety and to maintain the integrity of the adopted highway pursuant 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.

<u>Case Officer</u> AU - 10/07/2025	<u>Date</u>	<u>Sign off Officer</u> DM	<u>Date</u> 10/07/2025
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