

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 27/03/2026	Ref: 72837/FUL
Registration: 18/02/2026	LDfC: 30/03/2026	Expiry Date: 15/04/2026
Site Visit: 25/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: First floor rear extension; Loft conversion including increase in ridge height by 1m; 3 no. rear dormers and 6 no. front velux windows

Location: 15 Oakdale Close, Whitefield, Manchester, M45 7LU

Description

The application relates to a detached dwelling on the north/north-western end of Oakdale Close. The boundary to the front is open with a paved driveway separating the front elevations of the property from the road. To the southern side boundary, there is an access gate for pedestrians to the rear garden. The side and rear boundaries are formed by timber fencing and hedging.

The proposal is to build a first floor rear extension together with a loft conversion which would increase the maximum height of the roof by 1m, and the chimney height of the property. 3 rear dormers are also proposed as well as 6 velux windows to the front.

In terms of the first floor rear extension, it would project from the existing rear elevation of the property by 3.6m and would be approximately 15.1m in length. It would incorporate a gable roof 5.1m to the eaves and a maximum height of 7.8m.

The proposed rear dormers would be sited in the rear roof plane of the proposed first floor extension and would each project approximately 3m from this plane. They would be 1.5m in height and 2m in width.

The roof ridge height would be raised by a maximum of 1m, with the chimney to the side of the property also being raised approximately 1.1m.

The street scene is residential in nature, with parking being predominantly off street as most properties feature large driveways.

Relevant Planning History

47018 - TWO STOREY EXTENSION AT FRONT; FIRST FLOOR EXTENSION AT FRONT OVER EXISTING GARAGE; SINGLE STOREY EXTENSION AT REAR - Approve with Conditions 07/11/2006

57234 - Two storey/first floor extension at front; Porch at front and external alterations - Approve with Conditions 31/03/2014

58722 - Two storey side extension and first floor extension to rear - Approve with Conditions 02/07/2015

72836 - Garage conversion to living accommodation; Single storey side extension - Pending

Publicity

5 neighbouring properties were consulted on 19/02/2026. The description was amended, so letters were amended and re-sent on 20/03/2026. One objection comment has been

received detailing the following concerns:

- Reduces light into neighbouring property due to increase in roof height
- Privacy concerns from increased roof height and proposed dormers
- Garden will become overlooked
- No prior discussion taken place with neighbour to discuss the proposal

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H2/3	Extensions and Alterations
PfE	Places for Everyone
NPPF	National Planning Policy Framework

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 dormers would be sited to the rear of the property, outside of view from the street scene and so would have limited impact on the visual amenity of the area.

In terms of the proposed roof height increase, property types in the area vary with different roof types prevalent. Given this, it is not considered that the increase in height of the roof will alter the visual amenity of the area to an unacceptable level.

Materials proposed will match the existing materials used at the property, and bin storage will be retained to the rear for 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 sited to the front retain 13m interface distance between the raised ridge height, compliant with that outlined within SPD6.

16 Kibworth Close is sited to the rear of the application property. There is approximately 11m between the proposed first floor rear extension and the boundary with this property. SPD 6 states that there should be 7m between first floor habitable windows and a facing boundary with another property. It also states that for an additional storey, an extra 3m should be added to this. As there is 11m, which is in excess of the 10m required under the guidance contained within SPD6, this is considered acceptable. The proposed would also face the side elevation of this property, with the majority of the rear garden space being sheltered from view of the application property by the neighbouring dwelling and so the increase in ridge height would be unlikely to cause further unacceptable impacts.

In terms of the neighbours to the sides, the proposed first floor rear extension would be sited off the boundaries, and due to this would therefore not impinge on any habitable room windows at these properties at a 45 degree angle. The proposed roof height increase, only being raised 1m, and set off the boundaries, would not cause any further unacceptable overshadowing impact. The proposed dormers are unlikely to cause further overlooking impact than exists as, at 14 Kibworth Close, the rear garden is sited away from the proposals and so would not be impacted. For 14 Oakdale Close, the garden wraps around the neighbouring property, and so the majority of the amenity space would be out of sight from the proposed dormers anyway.

Parking

The proposal would increase the number of bedrooms from 2 to 5 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The dwelling is sited within Zone 4 and therefore the parking standards for 4 bedroom properties and greater are 3 off road car parking spaces. The existing parking provision at the property is 2 off road spaces, which would be retained.

The garage at the property is proposed to be converted under application 72836 and so this has not been taken into account as a potential for off road car parking.

Despite the site falling short of one space required under SPD11, parking further down the street on Oakdale Close is common and unrestricted. Furthermore, the site is sustainably located as is within 160m of local bus routes. Given this, it would be considered acceptable in this instance.

Response to Objectors-

Prior discussions with neighbours before submitting planning applications are not required. All other issues have been discussed within the body of the report.

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 drawing number 2025/193-03HH, drawing number 2025/193-04HH, drawing number 2025/193-06HH, drawing number 2025/193-08HH, drawing number 2025/193-09HH and drawing number 2025/193-10HH 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO 27/03/2026		DM 01.04.2026	

