

DELEGATED REPORT**Report by** Amanda**Date of report:** 08/07/2026**Ref:**73244/FUL

Uhunmwagho

Registration: 02/06/2026**LDfC:** 24/06/2026**Expiry Date:** 28/07/2026**Site Visit:** 09/06/2026**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:****Adv Type:** N/A**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS**Proposal:** Single storey side extension; loft conversion and render external walls**Location:** 148 Park Lane, Whitefield, Manchester, M45 7PX**Description**

The application relates to a two-storey, semi-detached house fronting on to Park Lane, with Hillingdon Road to the north. There is a mini roundabout to the northeast of site. To the north there are some local shops with flats above and opposite the site there is a public house. The area has a mixture of terraced, detached and semi-detached properties.

The site has garden areas to three sides and there is a very low brick wall along the front of the site with railings along the top and a fence along the side. There is pedestrian access to the site at the front and vehicular access and drive to the rear. At the rear of the dwelling there is a single storey extension.

The proposal is to build a single storey side extension which would be built flush to the front and rear elevations of the original dwelling. It would have a mono-pitched roof. The extension would provide an extended living room and storage area. There would also be some internal rearrangements by way of the removal of a ground floor bedroom to extend the existing living room and at first floor level there would be alterations to create one larger bedroom and bathroom and the existing landing would be altered to make way for a new staircase up to the loft area where bedroom no.2 would be located along with an en-suite shower room. There would also be a lift installed in the new living area for access to the bedroom above.

There would be three rooflights installed to the rear and two to the front. All of the external walls are to be rendered white and the entrance door into the property would be repositioned to the rear elevation from the side.

Relevant Planning History

64121 - Single storey extension at rear - Approve with Conditions 13/06/2019

Publicity

10 neighbours notified on 02/06/2026 - No comments or objections received.

Statutory/Non-Statutory Consultations

None

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 existing building is finished mainly in brick, with some render to the front elevation and white cladding to the side. Neighbouring properties are similar and some are rendered. The proposal to render all the external walls white would be considered acceptable in this location and would not have any significant detrimental effect on the character of the existing streetscene.

The existing entrance door to the property is to the side of the house accessed via a pedestrian path from the front of the site, or the driveway at the rear. The new door is to be repositioned to the rear elevation due to the fact that both applicants are wheelchair users and the door on the rear elevation would be much more accessible to them compared to one being located to the side of the dwelling. The relocation of the door would have some impact on the appearance of the property as viewed from the side, but it would not be sufficient enough to warrant refusal of the proposal.

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 loft space could be converted into living accommodation under Permitted Development rules, as could the proposed rooflights to the front and rear of the dwelling. The rooflights would be installed at a height where occupants of the room would not be able to view directly over neighbouring land or property from them.
- The separation distance to properties to the front, side and rear would be acceptable in terms of SPD 6.
- As the extension would be built wholly on the west side elevation there would be no significant detrimental impact on residential amenity at no.150 Park Lane, attached to the southeast side.
- The first floor stair well window to the side elevation would be reduced in size, compared to the existing window in the same location. The stair well and landing would be considered to be non-habitable and any direct views would be over the highway at the side only.
- The position of the extension would not interfere with the existing parking arrangements within the site.
- The side elevation would be approximately 4.6m away from the side boundary, which would be acceptable in terms of SPD 6.
- As the extension would be single storey only, set well in from the side boundary and would not project forward of the existing front elevation of the dwelling it is considered that it would not have any seriously detrimental effect on the highways to the front and side of the site.
- The proposed render to all elevations would not have any significant detrimental impact on residential amenity in this area.
- The relocation of the entrance door to the rear elevation would not have any significant detrimental impact on residential amenity at neighbouring properties.

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.

Parking -

The proposal would decrease the number of bedrooms from 4 to 2 therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the existing drive on site.

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 existing drawings received on 26/05/2026 and location plan, site plan, section and proposed drawings received on 02/06/2026 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.
- 3 The external finishing materials for the proposal hereby approved shall be brick/block with white render.
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>
AU - 08/07/2026		DM 15/7/26	