

DELEGATED REPORT

Report by Tom Beirne	Date of report: 11/06/2026	Ref: 72801/FUL
Registration: 24/04/2026	LDFC: 22/05/2026	Expiry Date: 19/06/2026
Site Visit: 20/05/2026	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: DEL
		Stat Class: MIDW

Proposal: Conversion of 1 no. dwelling into 2 no. dwellings with two storey extension at side/rear, front extension and hip to gable roof extension with loft conversion and dormers at front/rear; Alterations to vehicular access/parking provision

Location: 74 Sheepfoot Lane, Prestwich, Manchester, M25 0DT

Description

The application relates to a detached two storey house on the corner of Sheepfoot Lane and Edgeware Avenue. There is a driveway to the side, off Edgeware Avenue and a detached garage in the rear garden. There is an existing single storey lean-to extension to the left hand side (when viewed from the front) and the adjacent property is a bungalow, separated by a tall boundary fence. The houses on Edgeware Avenue are traditional, brick built, semi detached houses.

The proposal is to extend the house and allow the conversion into two dwellings, on 4-bed and one 5-bed dwelling. It would involve extending out 3m on the east side in the form of a two storey extension, leaving a gap of 2.3m to the side boundary with Edgeware Avenue. The side extension would have a setback of 1m at the front to emphasise a central gable on the front. There would be a small pitched roof dormer on either side of the central gable on the frontage.

A single storey extension would run across the width of the rear elevation of the easternmost dwelling (No.74), projecting out 2.7m with a flat roof. There would be flat roof dormer on the rear roof plane on each property. The dormers would be set down from the main ridge and up from the eaves and be finished in tiles to match the main roof.

The existing porch on the front would form the porch to No.74. The new property created (No.74a) would have no porch but there would be a new pedestrian entrance form through the front boundary from Sheepfoot Lane. The existing vehicular access from Edgeware Avenue would be retained and extended. The new boundary wall along the line of the existing wall and comprise a new 1.1m high brick boundary wall with infill railings between pillars to a total height of approx 1.5m.

It is noted that a previous application for two storey extensions on either side of the house and a single storey extension at the rear was approved in 2022.

Relevant Planning History

03123/E - Conversion of 1 no. dwelling into 2 no. dwellings with two storey extension at side/rear, front extension and hip to gable roof extension with loft conversion and dormers at front/rear; Alterations to vehicular access/parking provision - Enquiry completed 06/11/2025

68690 - 2 No. two storey side extensions, single storey rear extension, front porch and loft conversion with rear dormer to form second floor; Boundary wall/railings to front and side. - Approve with Conditions 08/11/2022

70363 - Two storey side extension and single storey extension at side/rear, front porch and loft conversion with rear dormer and hip to gable roof extension to form second floor; Boundary wall/railings to front and side. - Approve with Conditions 26/01/2024

Publicity

Immediate neighbours notified by letter dated 29/04/2026. No objections received.

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - condition requiring bat protection measures.

Traffic Section - No objection.

Environmental Health - No objection.

Drainage Section - No objection.

United Utilities - No objection.

Waste Management - No objection.

Pre-start Conditions - N/A

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/3	Extensions and Alterations
H2/4	Conversions
EN1/2	Townscape and Built Design
EN6	Conservation of the Natural Environment
NPPF	National Planning Policy Framework
JP-H3	Type, Size and Design of New Housing
JP-P1	Sustainable Places
EN7	Pollution Control
EN4	Energy Conservation
EN5/1	New Development and Flood Risk

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.

Policy - The conversion of this property into two dwellings aligns with the National Planning Policy Framework (NPPF) and objectives of the Joint Development Plan - Places for Everyone, which seeks to meet housing need by making the most effective use of land. The proposal increases housing density on a highly sustainable brownfield site, without the need for new land development. This approach supports the policy's aim to provide high-quality housing in established residential areas.

Unitary Development Plan Policy H1/2 - Further Housing Development highlights the need to direct development towards the urban area and take account of the availability of infrastructure, the need to avoid the release of peripheral open land,

UDP H2/2 - The Layout of New Residential Development. New residential development will be

required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:

- a) car parking provision;
- b) access for both vehicles and pedestrians, and provision for public transport;
- c) the possible need for traffic calming measures;
- d) density;
- e) space about and between dwellings;
- f) landscaping and screening;
- g) protection/provision of trees and hedgerows;
- h) open space/children's play areas;
- i) design for safety and security;
- j) access/facilities for the disabled;
- k) the existence of any public rights of way.

H2/3 - Extensions and Alterations. Applications for house extensions and alterations will be considered with regard to the following factors:

- a) the size, shape, design and external appearance of the proposal;
- b) the character of the property in question and the surrounding area;
- c) the amenity of adjacent properties;

d) visibility for pedestrians, cyclists and drivers of motor vehicles.

H2/4 – Conversions. Applications for the conversion of buildings into two or more self contained units, or the conversion of a building into a house of multiple occupation, will be considered with regard to the following factors:

- a) the effect on the amenity of neighbouring property through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes;
- b) the general character of the area and the existing concentration of flats;
- c) the amenity of occupants;
- d) the effect on the street scene of any changes to the external appearance of the building;
- e) car parking and servicing requirements.

Visual amenity - The existing house has been vacant for at least two years and does not present a particularly good image within the existing streetscape. The extensions and alterations to the house, approved in January 2024 have commenced but remain unfinished.

The proposed built form development, now proposed is not significantly different from the previous scheme to extend the single dwelling. As with the previous scheme, the proposal would modernise and improve the appearance of the house whilst retaining its original design and character within the wider streetscape. Whilst the new built form would be quite prominent in relation to the bungalow next door, it would not appear particularly incongruous within the streetscape. The building would have an appropriate setback of over 2m from Edgeware Drive to the side and Sheepfoot Lane itself is characterised by a mix of single and two storey house types.

The new build would be finished in a mix of red brick and render with grey tiles on the roof. The new boundary wall and pillars would be red brick with traditional black railings.

In terms of visual amenity, the proposals are acceptable and would comply with UDP Policies H2/1, H2/2 and H2/3 and associated guidance in SPD6 relating to extensions and alterations.

Residential Amenity - The single storey rear extension projects 2.7m beyond the line of the rear extension of the neighbouring property at No.75 Sheepfoot Lane. With a gap to the shared side boundary, this relationship complies with guidance with SDP6, including the '45 degree rule'. The side windows are obscure glazed and relate to non-habitable rooms.

In terms of the impact on neighbours, the extensions would not have any serious overshadowing or overlooking to the side or rear. The proposals would not have any significant impact on residential amenity and there are no objections from neighbours. In terms of residential amenity, the proposals are acceptable and would comply with UDP Policies H2/1, H2/2, H2/3 and associated guidance in relation residential development.

Ecology - An evening emergence survey found that, although there was activity in the area, no bats were recorded emerging from the building. The report concludes that the proposals are considered unlikely to be of significance to bats in the locality but reasonable avoidance measures should be taken during building works. A suitable condition would be attached to any decision notice to require these measures to be undertaken.

Biodiversity Net Gain (BNG) - A BNG Metric was submitted with the application and shows a loss of 0.03 units (-51.95%) to be incurred on site. To achieve a net gain of 10%, 0.03 units are required. Greater Manchester Ecological Unit have suggested that these units are purchased from a nearby habitat bank. This is acceptable to the applicant and a suitable informative would be attached to the decision notice.

Parking and Access - The proposed parking arrangement indicates off-road space for two cars per dwelling and this is considered acceptable. The proposed wider access at the rear

and new boundary wall would allow appropriate visibility out of the driveway and visibility out of the junction, onto Sheepfoot Lane.

In terms of parking and access, the proposals are considered acceptable and there is no objection from the Traffic Team. As such the proposal, subject to conditions, would comply with UDP Policies and guidance listed in relation to parking and highway safety.

Air Quality - It is appropriate to attach a condition requiring each dwelling to have one electric vehicle charge point. This would be acceptable and comply with policy.

Contaminated Land - Condition relating to unforeseen contamination and imported soil are considered appropriate in relation to this site and to comply with NPPF and local plan policies listed.

Permitted Development Rights - Given the relatively restricted site, it is considered appropriate to remove 'permitted development' rights for both dwellings.

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 002, 003/3, 004/3, 005, 502.3 and 503 and supporting documents
Bat Survey: Presence/Absence Survey, (Verity Webster) May 2026.
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 Notwithstanding the vehicular access alterations shown indicatively on approved plan reference GSS25133 502/ 3, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority to a scope and specification to be agreed with the Highway Authority on a topographical based survey of the site and adjacent highways:
 - Formation of the new vehicular accesses onto Edgeware Avenue serving No.'s 74 & 74A, incorporating the reconstruction of the footway abutting the westerly site boundary, demarcation of the limits of the adopted highway and all associated highway remedial works required as a result of the proposed development and the construction of the boundary wall previously undertaken.
 - Reinstatement of the redundant unauthorised vehicular access at the junction of

Edgware Avenue with Sheepfoot Lane, incorporating the demarcation of the limits of the adopted highway, infill boundary wall with foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works required as a result of the proposed development.

- A scheme of highway remedial works on the section of footway on Sheepfoot Lane abutting the site required as a result of the proposed development and the construction of the boundary wall previously undertaken.
- Measures to prevent the discharge of surface water from the proposed driveways onto the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and fully completed to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use/first occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure adequate off street car parking arrangements for disabled users and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

- 4 The car parking and bin storage arrangements indicated on approved plan reference GSS25133 502 Revision 3 shall be surfaced/provided and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use/first occupied and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision and refuse collection arrangements, in the interests of highway safety.

- 5 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reason. To ensure adequate off-highway materials storage arrangements for the duration of the construction period, in the interests of highway safety.

- 6 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 7 The Reasonable Avoidance measures (RAM) set out in the Bat Survey: Presence/Absence Survey, May 2026 (Verity Webster) shall be implemented in full, prior to, and during construction.

Reason. In order to minimise any risk to bats, pursuant to the NPPF, The Joint Development Plan and UDP Policies listed.

- 8 No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter

maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 9 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 10 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 11 Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e,

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117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

- 12 The proposed driveways and paved areas of the properties shall be constructed of permeable/porous materials as set out in the Dept of Communities and Local Government publication "Guidance on the Permeable Surfacing of Front Gardens".
Reason: To secure the satisfactory development of the site pursuant to UDP Policy EN5/1 New Development and Flood Risk.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	11/06/2026	DM	12.06.2026