

DELEGATED REPORT

Report by Tom Beirne	Date of report: 07/05/2026	Ref: 72914/FUL
Registration: 02/03/2026	LDfC: 02/04/2026	Expiry Date: 27/04/2026
Site Visit: 14/04/2026	Site Notice: N/A	Press Date: N/A
Objections: 5	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two/single storey extension at side/rear; Widening of existing driveway

Location: 130 Kings Road, Prestwich, Manchester, M25 0EZ

Description

The application relates to a two storey, red brick/render 3-bed detached house on a residential road, close to the junction with Bury Old Road. Driveway to the front/side and detached brick built garage to the rear. The side gable runs adjacent to Dellcot Close, a small cul-de-sac of six detached houses.

The neighbour at No.128 Kings Road, to the west, has a single storey side and rear extension along the shared side boundary. The property across Dellcot Close to the east is a synagogue at 45 Bury Old Road.

The proposal involves a two storey side extension with a 1.5m setback at front/ first floor. It would run back and wrap around the rear elevation. The two storey at the rear would project back 4m but stop 1.2m short of the side elevation where it drops to single storey. The single storey element would extend out a further 2m. The existing brick built garage would be converted to living accommodation and linked to the extension. The extended house would accommodate 4 bedrooms. The access at the front would be widened slightly to create an easier access. The extensions would be finished in red brick and render to match the house.

Relevant Planning History

26/0109 - Change of use of property to house of multiple occupation -

Publicity

Immediate neighbours notified by letter dated 11/03/2026. Five objections received and summarised below:

Overdevelopment - The proposed development is overly large, dominant and out of character with the surrounding area.

Loss of openness along Dellcot Close would harm the character of the close.

Overshadowing from two storey extension. The height, scale and proximity of the proposed structure would result in a substantial loss of natural light to neighbours.

Loss of Privacy and Overlooking from rear windows.

Harm to pedestrian/highway safety and reduction in sight lines.

There is greater likelihood of converting property to a house in multiple occupation.

Statutory/Non-Statutory Consultations

Traffic Section - No objection.

Pre-start Conditions - N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions
HT6/2 Pedestrian/Vehicular Conflict

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 - The side extension has a 1.5m setback at first floor/front to add appropriate articulation to mitigate the appearance of terracing along Kings Road. The hipped roof and proposed external finishing would be in keeping with the house and wider

streetscape along this part of the Road.

With the two storey rear extension set in from the boundary with Dellcot Close, the impact from the east side is also mitigated to an appropriate degree. As one approaches down Dellcot Close, the appearance of openness is reduced to a degree by the rear extension but the impact is not so serious enough as to warrant refusal. The hipped roof and reduction in the width of the two storey rear extension add sufficient articulation and mitigates the impact when viewed from Dellcot Close to the rear.

In terms of visual amenity, the proposal is considered to be acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Residential amenity - The neighbour at No.128 Kings Road, to the west, has a single storey side and rear extension running adjacent to the shared side boundary and this mitigates the impact of the proposed side/rear extensions. The proposal complies with the '45 degree rule' as set out in SPD6 and with the garden of No.128 to the west, the impact on the garden is not so serious as to warrant refusal. The extensions in relation to properties to the rear, on Dellcot Close are a sufficient distance away as to not have a serious impact on daylight and overshadowing

With the new rear bedroom window overlooking the rear garden of the property, there are no serious privacy issues arising. The distance from the rear bedroom window to the neighbouring property directly to the rear (No.2 Dellcot) measures approximately 24m, well in excess of the suggested government guidance of 7m. The 'window to window' distance to No.2 Dellcot Close is approximately 26/27m.

In terms of residential amenity, the proposal is considered to be acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Access/ highway safety - The existing access would be widened by 300mm to allow easier access and the remaining driveway would accommodate a car clear of the highway. A second, small car could be accommodated on the frontage. It is noted, with main bus routes along Bury Old Road in close proximity, the site is very sustainable. With only one additional bedroom created, the proposal is considered to be acceptable in terms of access and parking and complies with UDP Policy H2/3 and guidance in SPD6.

An objector has raised the issue of highway safety and interrupting sight lines along Dellcot Close. This does not appear to be an issue or a valid reason to refuse.

Public representations - The issues raised by objectors have been addressed in the above 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

DELEGATED REPORT

of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings numbered LU345-P01, P02 and P03B 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 4 The development and widened driveway hereby approved shall not be brought into use unless and until the access and parking alterations indicated on approved plan reference DA17070.3 301 Revision 1, incorporating the partial removal of the boundary wall to the limits shown, demarcation of the limits of the adopted highway/back of footway, extended hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works required to reinstate the adjacent footway to its condition prior to commencement of the development/removal of the wall, have been implemented to the satisfaction of the Local Planning Authority.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to HT6/2 - Pedestrian/Vehicular Conflict.

- 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 maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to HT6/2 - Pedestrian/Vehicular Conflict.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
TB	7/5/26	DM	07.05.2026