

DELEGATED REPORT

Report by Tom Beirne	Date of report: 25/08/2026	Ref: 72808/FUL
Registration: 03/03/2026	LDFC: 24/03/2026	Expiry Date: 28/04/2026
Site Visit: 31/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Loft conversion with roof extension and 2 no. side dormers.

Location: 2 Holyrood Drive, Prestwich, Manchester, M25 1QG

Description

The application relates to a detached, two storey house on the corner of Holyrood Drive and Holyrood Grove, a residential area of similar styled red brick properties. The house has a single storey side/rear extension and a garage on the rear boundary with No.2 Holyrood Close, to the south. The immediate neighbour to the east (No.27 Holyrood Grove) has a single storey side extension and a rear conservatory.

The proposal involves creating a bedroom and en-suite within the loft space by adding two small dormers on the side and extending the hipped roof at the rear.

Relevant Planning History

46810 - Single storey extension at front/side - Approve with Conditions 06/09/2006

Publicity

Immediate neighbours notified by letters dated 03/03/2026 and 12/08/2026 (10 days). No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

H2/3 Extensions and Alterations
SPD6 Supplementary Planning Document 6: Alterations & Extensions

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 original proposal involved creating a gable with juliet balcony at the rear but this has been amended to reduce the massing at the rear and reduce overlooking.

The revised scheme reflects the existing roof to a greater extent with the small side box dormers set well back from the front to reduce the impact along the streetscape. With roofing materials to match the existing roof, the proposal would not appear prominent or incongruous within the streetscape. The revised proposal would be acceptable in terms of visual amenity and complies with UDP Policy H2/3 and associated guidance in SPD6.

Residential amenity - With the previously proposed rear gable with double doors and a juliet balcony omitted in favour of a hipped design, the impact from overlooking is significantly reduced. The hipped roof at the rear would have a narrow full height rooflight window facing over the rear driveway and garage. The rear boundary with the neighbour to the rear/south is 8m from the existing rear elevation and this distance is considered to be, on balance, acceptable. The side window facing Holyrood Drive would be obscure glazed onto a stairwell and small windows on the other side would also be obscure glazed (shower and secondary bedroom). It is noted that there are no objections to either the original or revised schemes.

In terms of residential amenity, the proposal is considered acceptable and complies with UDP Policy and Guidance in SPD6.

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 LOD-01-01A and revised plan LOD-02-01/4 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 roofing finishing materials for the proposal hereby approved shall match those of the existing roof.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy H2/3 Alterations and Extensions.
- 4 Before the first occupation of the extension hereby permitted the side dormer windows shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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>
Tom Beirne	25/08/2026	DM	26/08/2026