

DELEGATED REPORT

Report by Amanda

Date of report: 28/11/2025

Ref:72344/FUL

Uhunmwagho

Registration: 03/09/2025

LDFC: 09/10/2025

Expiry Date: 29/10/2025

Site Visit: 27/10/2025

Site Notice: N/A

Press Date: N/A

Objections: 2

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: First floor front and side extensions; single storey rear extension; juliette balconies at rear; rear dormer; new roof windows and all elevations to be rendered.

Location: 2 Fairhaven Avenue, Whitefield, Manchester, M45 7QG

Description

The application relates to a two storey detached house with an attached garage to the side. At the front of the site is a small garden area with a low wall and planting along the front boundary. The rest of the front of site is hardstanding providing on site parking for several vehicles. The drive access is open to the highway and there is a low brick wall on the opposite side of the access point. At the rear of the garage there is a flat roof shelter with brick pillars. The rear garden has fences to all boundaries and planting to the rear boundary.

The proposal is to build a first floor extension above the existing front porch, a first floor side extension along with a pitched roof over the existing garage, a single storey rear extension and a flat roof rear dormer with Juliet balcony. There would also be changes to two existing first floor bedroom windows on the rear elevation and the proposal also includes rendering all elevations and installing a new rooflight to the side of the main roof.

At the front a first floor extension would be built above the existing porch. It would project around 1.37m, which would be the same as the existing porch and it would measure around 3.4m wide. At ground floor level there would be an entrance door with glazing to either side and at first floor level there would be full length windows extending upto the eaves. The roof would be pitched. There would also be a new pitched roof added to the garage which would extend from the existing pitched across the front of the dwelling.

At the side the first floor extension would measure around 2.24m x 4.46m and the roof would be hipped. It would be set back from the main front elevation by about 1m and set in from the side elevation of the garage below by around 697mm. The extension would provide an en-suite shower room and walk-in wardrobe to an existing bedroom.

The single storey rear extension would project 3.6m and it would measure around 9.7m wide. The roof would be flat with a raised roof lantern to the centre. The extension would provide a dining area in the new living/kitchen room.

The existing loft space is to be converted into a fifth bedroom at the property along with a walk-in wardrobe and en-suite bathroom. There would be a flat roof dormer added to the rear of the roof with a Juliet balcony. The balustrade would have obscure glazing. In addition to the dormer there would also be a rooflight added to the south side of the roof.

Two existing first floor bedroom windows on the rear elevation are to be replaced. The bedroom window on the north side of the rear elevation would have a Juliet balcony style

window installed and the bedroom to the southern side of the elevation would have full length windows installed, without a Juliet balcony. The lower panes of the window would be obscurely glazed and the top have clear. Only the top windows would be openable.

All elevations would be rendered to match the existing building and the dormer would be finished with a dark grey render in order to blend with the existing roof as much as possible.

Relevant Planning History

N/A

Publicity

8 neighbours notified on 17/09/2025 - Two objections received. A summary of the objections is listed below.

- Loss of privacy - overlooking neighbouring rear gardens and windows to the rear of the property.
- They'd have to keep their blinds permanently closed, making their house dark.
- The first floor side extension would probably block a significant amount of light to the rear of their property.
- There are concerns regarding possible damage to the trees along the boundary during construction of the extension and the long term effect of the extension on the health of the trees.

Following receipt of two objections and discussion with the agent, revised drawings were submitted on 07/11/2025. The objectors were emailed the revised drawings on 13/11/2025. One neighbour sent in further comments.

- We would like to object further to say that the size of the windows and the Juliet balcony on the first floor still remain the same and as you saw will overlook our two bedrooms. Therefore we would prefer normal size windows so as to help preserve our privacy and therefore have less impact on us.

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 proposed extensions would be built with a design and within finished materials that would be considered to be in keeping with the existing building, as well as being similar to other properties in the area. As such it is considered that the proposed development would not have any significant detrimental effect on the character of the existing streetscene.

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 -

- There would be around 12.5m from the dormer to the rear site boundary. This distance would be acceptable in terms of SPD 6. It is also noted that the application could most

likely build a similar dormer in the same position under permitted development (PD) rules.

- The Juliet balcony to the dormer window would be obscurely glazed to prevent loss of privacy to neighbours at the rear/side of the site. A condition would be added to the decision to ensure this remains in situ at all times in the future.
- At first floor level there are two existing bedroom windows which are to be replaced. The room use would remain the same as existing, it is only the window type which is to be changed. The window on the northeast side would be replaced with a Juliet balcony and the distance to the rear boundary from this window would be around 12m.
- Originally, the window to the southeast side was also to have a Juliet balcony but it was felt that due to the angle of the southern boundary there could be more of a detrimental impact on properties to the south due to the proximity of the window to the shared boundary. The agent wanted to keep the full length windows to this bedroom and as such revised drawings were received showing that the lower half of the windows would be obscurely glazed and only the top half of the windows would be openable. A condition would be added to the decision to ensure this particular window would remain as such at all times in the future to ensure privacy levels between the application property and properties to the south.
- There would be around 8m from the proposed full length windows to the first floor bedroom and the shared boundary with properties to the south and there may be some overlooking of the rear garden at no.3 Wentworth Avenue due to the angle of the shared boundary. Due to the angled boundary there would possibly be slightly more chance of overlooking the rear of no.3 Wentworth Avenue than if the boundary had been straight, but as the distance from the central part of the window would satisfy the requirements of SPD 6, and the revised drawings show that the lower half of the new windows would be obscurely glazed, with only the top windows openable, any impact of noise or overlooking from this window would be similar to that of the existing window. As such the proposed full length windows to the bedroom would be considered to be acceptable in this instance.
- The first floor extension to the south side would be built well away from the shared side boundary, the roof would be hipped and there would be no windows to the side elevation. As such there would be no significant detrimental effect on residential amenity at properties to the south and as the extension would be positioned away from the boundary there would be no significant detrimental impact on existing planting and trees along the southern boundary.
- The existing shower room window would be removed and a smaller en-suite window installed towards the rear of the extension. A condition would be added to the decision to ensure that this window remains obscurely glazed at all times to protect privacy levels between the application property and neighbouring homes.
- The single storey rear extension would project 3.6m and it would have a flat roof. The total height of the extension would be around 2.76m. These dimensions would appear to be within PD limits. As such this part of the proposal could more than likely be built as PD and this needs to be taken into consideration. The extension would only have openings to the rear elevation, overlooking the applicant's own garden and it would be built wholly within the residential curtilage of the site. As such the single storey rear extension would be considered acceptable in terms of SPD 6.
- The extension to the front would result in a pitched roof, two-storey element at the property. The distances to properties to the front of the site would be acceptable in terms of SPD 6.
- There would be no new windows installed to the north side elevation of the dwelling.
- The addition of the pitched roof to the garage, rooflight to the side of the roof and render to all elevations would not have any significant detrimental impact on residential amenity in this area.
- The proposed extensions would not have any impact on existing parking arrangements within the site.

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 not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the drive at the front of the site and the garage.

Response to neighbour objections -

The concerns of the neighbours have been assessed in the report above and via the submission of revised drawings which show the omission of one of the first floor Juliet balconies, as well as obscure glazing to the Juliet balcony in the dormer and obscure glazing to the lower half of the full length first floor bedroom window to the southeast side of the rear elevation. The proposed first floor side extension was also reduced in width and its roof would be hipped, compared to the originally submitting pitched roof.

Any damages caused to neighbouring property and/or trees during the building works would be a civil matter which would need to be discussed between the relevant parties if an issue occurs.

With regards to the concern about having to close blinds in a neighbouring property due to the change of window style to bedrooms at the rear and the addition of the dormer, privacy has been addressed in the residential amenity section of the report above.

Conclusion -

The proposal is considered acceptable in terms of visual and residential amenity and conforms to the Bury Unitary Development Plan Policy Nos EN1/2 - Townscape and Built Design, H2/3 – Extensions and Alterations and the Development Control Policy Guidance Note 6 – Alterations and Extensions to Residential Properties, and Places for Everyone Joint Development Plan listed.

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 A100 P1, A102 P1, A103 P1, A104 P1, A105 P1 and A106 P1 received on 09/09/2025, drawings numbered A101 P2, A107 P2 and A108 P2 received on 07/11/2025 and drawing numbered A109 P3 received on 24/11/2025 as modified by the emails from Architek UK dated 07/11/2025 and 24/11/2025. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design

pursuant to the policies of the 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.

- 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.
- 4 Before the first occupation of the dormer hereby permitted the Juliet balcony to the rear dormer shall be fitted with obscure 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.
- 5 Before the first occupation of the extension hereby permitted the first floor full length bedroom window to the southeast side of the rear elevation shall be fitted with unopenable obscured glazing to the lower half of the windows 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.
- 6 Before the first occupation of the extension hereby permitted the first floor en-suite window on the south side elevation 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>
AU - 28/11/2025		DM - 28/11/2025	