

## **DELEGATED REPORT**

**Report by** Amanda

**Date of report:** 01/12/2025

**Ref:**72440/FUL

Uhunmwagho

**Registration:** 07/10/2025

**LDfC:** 19/11/2025

**Expiry Date:** 02/12/2025

**Site Visit:** 21/11/2025

**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 rear extension

**Location:** 26 Willow Road, Prestwich, Manchester, M25 3AG

### **Description**

The application relates to a previously extended detached house located on the junction of Willow Road and Highfield Road, Prestwich. At the front of the site there is a driveway for two vehicles and the whole of the front of the site is hardstanding. There are hedges and planting to all boundaries and a fence along the rear west boundary, shared with no. 28 Willow Road. At the rear there is a private garden.

No.28 next door (two-storey semi-detached) has been extended to the side and rear of the house and no.53 Highfield Road to the rear is also a two-storey property with its side elevation facing the site.

Planning permission has been previously granted at this property for a first floor extension but this has never been implemented.

The current proposal is for a single storey rear extension which would provide a ground floor bedroom, en-suite bathroom and a leisure room. It would be built to the side and off the west side of the rear elevation of the dwelling measuring 11.92m along the west elevation. Across the rear it would measure 4.37m and it would project 8.77m from the existing rear elevation.

The extension would be around 635mm away from the rear of the existing garage and there would be a gap from the side elevation to the west boundary of around 740mm at the rear of the extension and around 775mm at the front. It would have a flat roof with windows and doors to the east side elevation only. The walls would be rendered to match the existing building.

### **Relevant Planning History**

56620 - First floor extension at rear - Approve with Conditions 30/09/2013

62595 - First floor extension to rear - Approve with Conditions 09/05/2018

### **Publicity**

5 neighbours notified on 28/10/2025 - 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.

As the extension would be built wholly on the rear of the dwelling and away from the east side boundary it would not be readily visible in the public realm. It would have a flat roof and as such would be a lower level structure which would only be partially visible from the neighbouring rear gardens and properties.

It would be built with materials and a design that would be considered to be in keeping with the existing building.

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 west side elevation would be around 720mm away from the shared boundary with no.28 Willow Road at the rear and around 775mm towards the front of the extension. This would be a similar distance to the existing garage on site.
- There would be no windows in the west side elevation adjacent to the boundary fence with no.28.
- The extension would have a flat roof and would measure a total height of around 3m. This would result in the building being around 1m higher than the boundary fence along the west boundary. The extension would run adjacent to most of the shared boundary with no.28. However, given that there would be a gap between the extension and the boundary fence, and the roof would be flat any impact on light access to the rear of no.28 next door would be minimal and most likely would only have some impact during the early part of the day. Given the orientation of no.28 compared to site light to the rear garden at both properties would be restricted throughout a lot of the day by the existing two storey dwelling as the sun light will move across the front of the properties.
- The extension is fairly low level and given that it would be positioned around 750mm (average) away from the west boundary it is considered that the building would not appear overbearing when viewed from the rear of no.28 next door.
- There would be no windows to the rear elevation and the extension would be built well away from the boundary with no.53 Highfield Road to the rear of site.
- The proposed site plans shows that part of the hedge may be trimmed back if necessary, but as the hedge is not protected this could be done without the need for permission.
- The extension would be built a sufficient distance away from the east side boundary with Highfield Road. As such properties to the east would not be significantly detrimentally affected by the proposed development.
- As the extension would be to the rear of the existing dwelling there would be no impact on properties to the front of site, or to the existing parking arrangements at the front of 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 increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has an driveway at the front for parking upto two vehicles and there is also one space in the

existing garage. This would remain following the rear extension being built. The area is high access in terms of public transport and there are no restrictions to parking on the highway at the front and side of the site. In this instance then the parking arrangements are considered sufficient.

**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 006WR-HAS-XX-XX-XX-A-01001-S2-P1, 006WR-HAS-XX-XX-XX-A-01101-S2-P2, 006WR-HAS-XX-XX-XX-A-01102-S2-P2, 006WR-HAS-XX-XX-XX-A-02001-S2-P2, 006WR-HAS-XX-XX-XX-A-02101-S2-P3, 006WR-HAS-XX-XX-XX-A-03001-S2-P2 and 006WR-HAS-XX-XX-XX-A-03101-S2-P2 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 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.

|                     |             |                         |             |
|---------------------|-------------|-------------------------|-------------|
| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
| AU - 01/12/2025     |             | DM - 01/12/2025         |             |