

DELEGATED REPORT**Report by** Amanda**Date of report:** 02/02/2026**Ref:**72599/FUL

Uhunmwagho

Registration: 01/12/2025**LDfC:** 02/01/2026**Expiry Date:** 26/01/2026**Site Visit:** 13/01/2026**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:** First floor rear extension and ground floor front extension**Location:** 6 Kibworth Close, Whitefield, Manchester, M45 7LS**Description**

The application relates to a previously extended, two-storey detached property with gardens to the front and rear of the dwelling. There is a porch at the front and an integral garage. At the front there is a good sized garden with mature planting and trees along the boundaries and throughout the front garden. There is a drive which could accommodate at least 2 vehicles which is open to the highway in front.

To the rear there is a private garden with fences and planting to the boundaries. The main garden area is slightly raised in level compared to the property on site and there is a small patio area to the rear of the house. There is an existing single/two-storey flat roof rear extension.

The proposal is to add a first floor rear extension and a single storey front extension. At the front the extension would effectively square-off the front elevation and would provide a new porch and play room. The roof would be pitched.

The first floor extension would be built directly above the existing single storey extension. It would measure 4m wide and would have a flat roof. There would be an obscurely glazed secondary bedroom window installed to the north side elevation.

Relevant Planning History

N/A

Publicity

7 neighbours notified on 08/12/2026 - No objections and one comment received.

I do not object to the proposed development. However, I formally refuse permission for any access whatsoever to my property, land, boundaries, fencing, walls, structures, fixtures or foundations by the applicant, their builders, contractors, subcontractors or agents at any time. This refusal includes, but is not limited to, access for scaffolding, oversailing, hoardings, storage of materials or equipment, temporary structures, working from my land, or any works relating to construction, completion, maintenance or repair of the proposed extensions. No access is permitted to any shared boundary, party wall or adjoining structure, and no works may encroach upon, interfere with, or rely upon my land or property. Any entry onto my land or oversailing of my airspace without prior written consent will constitute trespass. This comment places my legal position on the public record.

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 single storey front extension would be finished with materials and a design that would be considered to be in keeping with the existing dwelling as it would not project forward of the existing front elevation it would not be considered to be intrusive in the existing streetscape.

The extension at the rear would have a flat roof. Normally two storey flat roof extensions should be avoided where possible, but in this instance there is an existing two storey flat roof extension on this property, and the extension is to the rear of the main dwelling meaning it would not be readily visible in the streetscape along Kibworth Close. The extension would be finished with materials and a design that would be considered to be in keeping with the existing dwelling.

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 front extension would not project forward of the main front elevation of the existing dwelling.
- There would be one new ground floor window to the south side elevation facing no.4 Kibworth Close. This window would serve a store room, which is classed as being non-habitable. Taking this into account, and that the window would face onto the blank side elevation of no.4 the position of this window would be considered to be acceptable.
- The front extension would be no closer to the shared boundary with no.4 than the existing dwelling is currently.
- On the north side there would be two new windows installed to the ground floor (shower room and kitchen/dining area) and at first floor level there would be a new bedroom window installed. At ground floor level any views would be directly towards the boundary fence only and would not result in direct overlooking of the property or garden and no.8 next door. However, the new first floor window, which is a secondary bedroom window, would have full views over the rear garden at no.8. As such a condition would be added to the approval stating that this window would need to be obscurely glazed (minimum obscurity level 3) up to a height of 1.7m from the internal floor level and it shall be top opening only. This would ensure privacy levels are retained at the rear of no.8 Kibworth Close next door.
- The side elevation of the first floor rear extension would be set in from the north side elevation of the existing dwelling by 2.45m. This would mean that the extension would be far enough away from the shared boundary with no.8 to the north not to have any significant detrimental impact on residential amenity at the rear of no.8, including its garden.
- Separation distances between the application property and properties to the front and rear of the site would be acceptable in terms of SPD 6.
- There would be at least 7m from the new bedroom windows of the first floor extension to the rear boundary.

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 4 to 5 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 a drive to the front providing on site parking for at least two vehicles. The area has on street parking and there is public transport available nearby. In this instance then the parking arrangements are considered sufficient.

Response to neighbour comment -

An email was sent to the neighbour who commented on 08/01/2026 advising that their concerns would be considered to be a private matter that they would need to discuss with the applicant. It would not be considered to be a Planning consideration.

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 001 and 002 received on 01/12/2025 and drawing numbered 003 Revision 4 received on 30/01/2026 as modified by the email from Radnor Architecture Ltd dated 30/01/2026. 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 extension hereby permitted the new first floor window to the north side elevation shall be fitted with obscured glazing (minimum obscurity level 3), be unopenable below a height of 1.7m as measured from the internal floor level, and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3

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- 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 - 02/02/2026		DM - 02/02/2026	