

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 29/01/2026	Ref: 72661/FUL
Registration: 31/12/2025	LDFC: 29/01/2026	Expiry Date: 25/02/2026
Site Visit: 28/01/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: HOUS

Proposal: Variation of condition 2 (approved plans) on planning permission 71453 (Two storey side/rear extension; Single storey rear extension; Front porch and boundary walls at front and side): alterations to front elevation

Location: 21 Thatch Leach Lane, Whitefield, Manchester, M45 6EN

Description

The application relates to a two storey, semi-detached dwelling located on Thatch Leach Lane. The dwelling is located on a corner lot on the junction of Thatch Leach Lane and Dalton Avenue. The premises has a driveway to the front accessed from Thatch Leach Lane, and a separate driveway to the side accessed from Dalton Avenue that leads to a detached single garage. The premises has an existing single storey extension to the rear, and private amenity space to the front and side.

This application is to vary Condition 2 (approved plans) of original application 71453. The amendment would change the proposed porch from single to two storey together with a gable roof feature and associated glazing. There are no further amendments to the previously approved application 71453 proposed under this application.

Relevant Planning History

66153 - Two storey side extension with single storey rear infill extension - Approve with Conditions 16/12/2020

69925 - Two storey side and rear extensions; Single storey rear extension and Front porch - Approve with Conditions 01/11/2023

70738 - Non-material amendment following grant of planning permission 69925: "Two storey side & rear extensions, single storey rear extension and front porch" - Extend the rear/side outrigger by 1.5m - Refused 04/06/2024

70891 - Two storey side/rear extension; Single storey rear extension; Front porch - Approve with Conditions 21/08/2024

71430 - Non-material amendment following grant of planning permission 70891 - Single storey rear extension from pitched to flat roof and changes to first floor front windows and porch design with render - Withdrawn - Invalid 23/12/2024

71453 - Two storey side/rear extension; Single storey rear extension; Front porch and boundary walls at front and side - Approve with Conditions 17/03/2025

Publicity

9 neighbouring properties were consulted on 07/01/2026. No comments have been received.

Statutory/Non-Statutory Consultations

Traffic Section - commented that highway recommendation given during the previous application (71453) should be considered as part of the revised scheme. The previous highways comments were that the proposed site plan should show the adjacent footway and footway crossings, and details of the proposed new wall/fence foundations submitted

confirming no encroachment under the adjacent adopted highway. As this application only seeks to amend the porch design, and therefore does not impact the highway, the previous highways information would not be able to be considered under this application.

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
NPPF	National Planning Policy Framework
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.

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.

SPD 6 states that proposals should respect original architectural features such as bay windows and match the existing finishing materials. Consideration of the prevalence of street design is also stated. The proposed amendment to the porch would include a second storey. Most properties in the area do not feature porches, and there are no examples of two storey porches.

Most properties along the north/north-western side of Thatch Leach Lane have characteristic small gable roof features and bay windows to the front. Although the proposed two storey porch would include a small gable to the front, it would appear cluttered and would interrupt the general pattern and spacing of the gable roof features within the street scene. This would be further exacerbated by the properties location on a corner plot, and so naturally would appear more visible within the street scene.

Furthermore, materials proposed would be wood effect composite cladding. Although there is a mixture of red brick and render within the street scene, wood cladding is not common and so it would appear incongruous. This would again be exacerbated by the properties location on a corner plot.

Residential Amenity

Any neighbours to the front would be in excess of 28m compliant with SPD 6. Neighbours to the rear would not be impacted by the amendment.

Recommendation: Refuse

Conditions and Reasons:

- 1 The proposed development would, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan:
H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties

<u>Case Officer</u> CO 29/01/2026	<u>Date</u>	<u>Sign off Officer</u> DM 30/01/2026	<u>Date</u>
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