

DELEGATED REPORT

Report by Jane Langan	Date of report: 29/01/2026	Ref: 72531/FUL
Registration: 23/12/2025	LDFC: 27/01/2026	Expiry Date: 17/02/2026
Site Visit: 27/11/2025	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: First floor extension to existing bungalow

Location: 29 Bland Road, Prestwich, Manchester, M25 9NW

Description

The property is a detached bungalow with a fully surfaced garden to the front providing parking. To the rear is a fenced garden, with the lawn slightly raised from the property and there is an outbuilding to one top corner. The neighbouring property is No.27 a two storey detached house which has been extended two storey and flat roofed to the site side. To the opposite side No. 31 is a detached house with front dormers. To the rear it extends out with a flat roofed single storey and a shallower first floor that leads on to a balcony above the single storey. To the rear the majority of the site boundary borders the rear garden to 21 Crescent Grove and a small section to 20 & 22. The site has planting along the rear boundary. Area TPO 49 covers the site and the adjoining neighbouring properties.

The application proposes to add a first floor to the bungalow to create a two storey property. The footprint would remain the same with the small store/porch to the side/rear removed. The existing front gables would be built up and the roof would be pitched forming two gable walls to each side. Internal alterations would see a living room, kitchen and study at ground floor with the first floor providing 4 bedrooms, one with ensuite, and a bathroom. Existing and proposed walls would be finished in off white render.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and one response has been received from a nearby neighbour. Their concerns in summary are :-

- Loss of views

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - The agent has agreed with the pre-start condition.

Development Plan and Policies

H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
EN8/2	Woodland and Tree Planting
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 and design - 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.

It also notes that proposals to increase the height of a house or bungalow by extending the roof can appear incongruous and will be assessed on its impact on the character of the street scene and amenity of neighbours.

Visual amenity and design - The proposal would see a significant change in the

appearance of the property from a hipped roof bungalow to a two storey property with pitched roof and two side gable walls. The increase in height would be from approximately 5.5m to 7.6m. The property to the north side is two storey and to the opposite side a dormer bungalow. With the roof height of both of these properties higher than the site as existing the proposed increase would not see the proposal as an intrusive feature in the street scene. A street scene plan has been provided with the application to demonstrate this.

The proposal would see the front elevation having two full height front gables with a monopitch roof to the central section forming the entrance. Materials would be off white render and roof tiles to match those to the existing property. The area has a mix of house designs and materials and with the use of render within the immediate area. The proposal would result in a modern and updated property, acceptable in design and materials, and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 2 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 3 parking spaces. The site as existing is fully hard surfaced to the front and this would be retained with a permeable surface and the existing vehicular access would remain. There would be a drive length of 6m from the front of the property to the front boundary and, fully surfaced for the full width, the frontage could accommodate 3 parking spaces. The plans also note a 1m high wall which would be within permitted development height.

Protected Trees - A Site Tree Appraisal has been provided by an Arboriculturalist. It notes that there are no trees to the site garden but mature trees are located along the boundaries to the neighbouring gardens. To facilitate the bungalow's first-floor extension minor crown lift pruning will be required to tree T2 which is located in the garden to No.31.

A pre commencement condition is added for the works to be carried out in accordance with the recommendations of the site appraisal. This will require the permission of the tree owner and an informative is added and the agent/applicant are aware. An informative is also added regarding bats as a protected species as the appraisal notes that they can in some cases shelter in trees.

Residential amenity - The adjacent No.27 sits higher and has its main rear elevation deeper than the rear elevation of the site. The proposal would extend up and not out any deeper or forward. No.27 has also has been extended two storey at the side and which is blank wall. The elevation of the proposal to this side would be blank wall.

To the opposite side No.31 sits around in line with the front elevation to the site and is deeper to the rear having a single storey with balcony above. As such there would be no serious impact to the windows to its main aspects. The side elevation of the proposal would have only a kitchen door with window at ground floor and No.31 is separated by its drive.

There would be a distance in excess of 7m, at approximately 14.5m, from the proposed first floor rear windows to the rear boundary which would comply with SPD6 Aspect Standards.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

Response to objection - The proposal complies with SPD6 Aspect Standards which are set out in order to maintain adequate privacy distances and avoid overbearing relationships. Planning cannot protect a view.

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 Sheet 1, Sheet 2, Sheet 3, Sheet 4, Sheet 5, Sheet 6, Sheet 7 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 Prior to the commencement of development the recommendations of the Site Tree Appraisal dated 12/12/25 carried out by Rowbottoms Tree Services shall be undertaken to the satisfaction of the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	29/01/26	DM	29/01/2026