

**DELEGATED REPORT**

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| <b>Report by</b> Charlotte Orrell | <b>Date of report:</b> 16/12/2025 | <b>Ref:</b> 72546/FUL          |
| <b>Registration:</b> 17/11/2025   | <b>LDfC:</b> 16/12/2025           | <b>Expiry Date:</b> 12/01/2026 |
| <b>Site Visit:</b> 03/12/2025     | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 0              | <b>Con Area:</b> N/A              | <b>Adv Type:</b> NONE          |
| <b>Reason for Delay:</b><br>N/A   |                                   | <b>EIA:</b> NA                 |
|                                   |                                   | <b>Dec Level:</b>              |
|                                   |                                   | <b>Stat Class:</b> HOUS        |

**Proposal:** First floor rear extension; Hip to gable roof extension; Loft conversion with rear dormer; Reposition of ground floor side window

**Location:** 35 Pilkington Road, Radcliffe, Manchester, M26 3PF

**Description**

The proposal relates to a semi-detached dwelling on the western side of Pilkington Road. The front boundary is open with a paved area for parking for one vehicle. The side and rear boundaries are bound by timber fencing.

The proposal is to build a first floor rear extension above the existing single storey rear extension together with a hip to gable roof extension, a loft conversion including a rear dormer and the repositioning of a ground floor side window.

The proposed first floor rear extension would be staggered, projecting between 3m to a maximum of 4.3m and would incorporate pitched roofing approximately 5.1m to the eaves and 6.1m to the ridge. It would be approximately 5m in width.

The proposed rear dormer would be approximately 5.3m in width and 2.1m in height and would project from the existing roof plane by a maximum of 3.4m.

In terms of the streetscape, the immediate area is characterised by predominantly red brick semi-detached properties however there are other material types featured along Pilkington Road such as rendering.

Parking within the area is a mixture of on street with some properties having private driveways.

**Relevant Planning History**

None

**Publicity**

5 neighbouring properties consulted on 25/11. No comments have been received.

**Statutory/Non-Statutory Consultations**

None.

**Pre-start Conditions - None**

**Development Plan and Policies**

|       |                                                             |
|-------|-------------------------------------------------------------|
| SPD6  | Supplementary Planning Document 6: Alterations & Extensions |
| SPD11 | Parking Standards in Bury                                   |
| 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.

The scale of the proposals are considered to be proportionate to the existing dwelling. The proposed dormer and first floor extension would also have limited impact on amenity from public vantage points by the fact they are located to the rear. The proposed dormer will also be set down from the existing ridge height of the property and from the side elevations to mitigate any visual impact.

The proposed first floor extension, being sited on the existing ground floor outrigger, will also be set off the boundaries.

Pitched roofing is proposed for the first floor rear extension as to remain consistent to the existing dwelling. A flat roof is proposed for the rear dormer which, although not ideal by the standards outlined within SPD 6, is considered acceptable in this case as would not be seen from the street scene.

In terms of the hip to gable amendment of the existing roof, although the area is characterised by hipped roofing, it is acknowledged that this can usually be done under permitted development and so, in this instance, it would be considered acceptable.

The materials for the roofing is to be consistent to the existing and wall materials are proposed to be render which, given the proposed is to the rear and the mix of materials in the area, would also be considered acceptable.

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-**

Neighbouring properties to the front of the dwelling are sited approximately 21m away from the proposed roof amendment and, together with having an indirect relationship due to the siting of the properties, this would therefore cause no further impact.

In terms of the adjoining neighbour, no 33 Pilkington Road, the proposed dormer would create no further overlooking impact than existing and so would be considered acceptable. The proposed first floor rear extension would also not impinge on any habitable room windows at a 45 degree angle and so would also be considered acceptable. Sited away from the proposed hip to gable extension and side window amendments, there would be no impact.

In terms of the neighbour to the north, no 37 Pilkington Road, the proposed first floor rear extension would not impinge at a 45 degree angle. Furthermore, despite the proposed being sited to the south and so within the natural arc of the Sun, there would still be a sufficient amount of rear outdoor amenity space at this neighbouring property not impacted and so this would be considered acceptable. All proposed side windows facing this property are also proposed to be obscure glazed to prevent any further impact. The proposed dormer would not cause any further overlooking impact than existing.

To the rear is the Neuven Stadium which is not residential and so would not be impacted.

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.

#### **Highways and Parking-**

The proposal would increase the number of bedrooms from 2 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

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The dwelling is sited within Zone 4. Although the increase in bedrooms would mean the parking provision at the property should increase from 2 off road spaces to 3, the area is characterised by on street parking and so it will not alter the character of the area. Furthermore, the proposed site plan indicates how the site can cater for 2 off road car parking spaces, increasing the number from the existing where there is only 1 space.

### **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 D0392/105 Rev A, Proposed Elevations D0392/106 Rev A, Proposed Floor Plans D0392/106 Rev A and D0392/107 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 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><br>CO 16/12/2025 | <u>Date</u> | <u>Sign off Officer</u><br>DM 19/12/2025 | <u>Date</u> |
|--------------------------------------|-------------|------------------------------------------|-------------|