

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 24/03/2026	Ref: 72835/FUL
Registration: 09/02/2026	LDfC: 12/03/2026	Expiry Date: 06/04/2026
Site Visit: 11/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey rear extension; Single storey front extension

Location: 54 Heywood Road, Prestwich, Manchester, M25 1DX

Description

The proposal relates to a two storey end terraced dwelling on the eastern side of Heywood Road. The front of the property is separated from the pavement by a paved driveway area, with the front boundary being open. There is an access gate to the rear garden for pedestrians to the southern side of the site. To the rear, the boundaries are formed by fencing and hedging.

The proposal is to build a single storey front and rear extension. The proposed rear extension would project 4.1m from the original rear elevation of the property and would be 5.4m in width. It would incorporate a dual pitched, gable roof a maximum of 3.3m in height, and 2.4m to the eaves.

The proposed front extension would project 2m from the original front elevation and would be approximately 2.7m in width. It would also incorporate a dual pitched gable roof, a maximum of 3.9m in height and 2.5m to the eaves.

The street scene is residential in nature, characterised by mostly terraced dwellings. Parking in this part of Heywood Road is off road, with parking restrictions on road.

Relevant Planning History

None

Publicity

7 neighbouring properties were consulted on 19/02/2026. No comments have been 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
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 proposed front extension is considered to be of a proportionate scale to the existing property, and would be single storey so would not appear overly dominant. Furthermore, there are other similar examples within the street scene such as 52 Heywood Road and so it would not appear out of character.

Sited to the rear, the proposed rear extension would be sited outside of view from the street scene and therefore would have no impact.

Materials proposed are render which, given the mixed use of materials in the area, would not appear out of character. Access to the rear for storage of bins would also still remain for non-collection days.

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-

56 Heywood Road is the adjoining neighbour to the north. SPD6 states that rear extensions projecting up to 3m are usually considered acceptable. The proposed rear extension is proposed to project 4.1m from the original rear elevation. SPD6 also states however that longer extensions may be acceptable where they do not impinge on habitable room windows at a 45 degree angle. The proposed would impinge on a kitchen, not considered a habitable room, and the room is dual aspect as also has a window to the front. Given this, this would be considered acceptable. The proposed porch would be sited approximately 2.3m from the boundary with this neighbour and would therefore not impinge.

52 Heywood Road is the adjoining neighbour to the south. Given the siting of the properties, the proposed extensions would not impinge on any habitable windows at this neighbour and is therefore considered acceptable.

All neighbours to the front and rear retain over 24m, compliant with guidance outlined within SPD6.

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 3152_PRE_01_Planning 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 or be render, as proposed.
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

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Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO	24/03/2026	DM	26.03.2026