

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 09/04/2026	Ref: 72905/FUL
Registration: 26/02/2026	LDFC: 02/04/2026	Expiry Date: 23/04/2026
Site Visit: 25/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Hip to gable roof extension at side with loft conversion and dormers at front and rear

Location: 93 Hilton Lane, Prestwich, Manchester, M25 9SD

Description

The application relates to a semi-detached two storey dwelling on the southern side of Hilton Lane. The property is at a higher ground level than the pavement to the front, with walls and stairs to access the property forming the boundary. To the eastern side of the property, there is access to the rear garden for pedestrians. The rear and side boundaries of the rear garden are formed by hedging and small trees.

The proposal is to amend the roof from a hipped roof to a gable roof together with the construction of a dormer to the front and to the rear to convert the loft into habitable space.

The proposed hip to gable roof extension would bring the ridge of the existing roof approximately 3.9m closer to the neighbouring property to the east. The ridge height of the roof would remain as existing at 8.1m, with the eaves height also remaining unchanged at 5m.

In terms of the proposed front dormer, it would project approximately 2.9m from the front roof plane, and would be 2.3m in height. It would be approximately 2.2m in width.

In terms of the proposed rear dormer, it would project approximately 3.9m from the rear roof plane and would span 7.1m in width. The height of the proposed dormer would be 2.5m.

The street scene is mainly residential in nature, with parking off road.

Relevant Planning History

43083 - PORCH EXTENSION AT FRONT; SINGLE STOREY EXTENSION AT REAR - Approve with Conditions 15/09/2004

Publicity

5 neighbouring properties were consulted on 11/03/2026. 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

SPD11	Parking Standards in Bury
H2/3	Extensions and Alterations
PfE	Places for Everyone
NPPF	National Planning Policy Framework

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.

As outlined within SPD6, it is a material consideration in the determination of planning applications whether developments can be undertaken using permitted development rights. The proposed hip to gable roof extension could be completed using permitted development rights and so this is considered acceptable.

The proposed front dormer would be set in 1.4m from the eaves and approximately 2m from the side elevation, compliant with guidance outlined within SPD6. The roof of the dormer would also not exceed the height of the original ridge height. Given this, it would be considered acceptable.

In terms of the proposed rear dormer, although it would incorporate a flat roof, it would not be visible from the street scene due to it being sited to the rear and therefore would have a limited impact on the visual amenity of the area. Furthermore, other properties within the vicinity such as 5 Rowany Close have similar features and so it would not appear out of character.

Materials proposed are to match the existing, and bin storage would remain to the rear for the storage of bins on 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

The proposed dormers would not cause any further overlooking impact than exists, as would retain a minimum of 25m interface distance, compliant with the aspect standards outlined within SPD6.

In terms of the proposed hip to gable extension, it can be completed as permitted development which, as discussed previously, is a material consideration. Furthermore, no additional windows are proposed facing the neighbour to the east (91 Hilton Lane) , nor are there any habitable windows in the side elevation of 91 Hilton Lane that would be further impacted. Given this, it would be considered acceptable.

Parking

The proposal would increase the number of bedrooms from 3 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The dwelling is sited within Zone 4 and therefore the parking standards for 4 bedroom properties and greater would be 3 car parking spaces. Parking at the property is currently to the rear, with a gravel area for cars in front of a detached garage. Given the size of the plot, 3 car parking spaces could easily be accommodated at this site.

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 3056_PRE_01_Planning Rev A 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO	9/4/26	DM	9/4/26