

DELEGATED REPORT

Report by Mo Warsame	Date of report: 11/11/2025	Ref: 72343/FUL
Registration: 17/09/2025	LDFC: 09/10/2025	Expiry Date: 12/11/2025
Site Visit: 07/11/2025	Site Notice: N/A	Press Date: N/A
12:00:00		
Objections: 1	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Raise roof ridge height by 500mm; Loft conversion with rear dormer

Location: 6 Fernbank, Radcliffe, Manchester, M26 1YB

Description

The application relates to a two storey, detached dwelling house located on Fernbank. The premises has a drive to the front along with an area of garden to the rear.

Planning permission is sought to raise the ridge height of the dwelling by approximately 500mm and for the construction of a flat roof dormer to the rear. The dormer would accommodate two additional bedrooms. The development would utilise the use of some matching materials such as grey roof tiles.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 18/09/2025. One objection received.

Comment

Due to the height and proximity of the proposed dormer, there are concerns of overlooking the neighbouring properties to the rear.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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 dwelling is sited within a row of two storey detached dwellings. The property is located on the inside corner of the row. Therefore, it is considered that raising the ridge height by 500mm would not lead to the dwelling appearing out of place when viewed within the context of the row of dwellings.

SPD 6 states that dormers should preserve the character of the street scene. Whilst the flat roof dormer is located on the rear roof of the dwelling, it would be visible from Chapeltown Road. However, it would be mostly shaded by the existing high shrubs and trees. Furthermore, the proposed flat dormer would be set in an appropriate amount from the side and rear walls and would be sited below the ridge of the proposed new roof and as such is considered to not overly dominate the rear roof of the dwelling. Additionally, the

proposed windows would have a vertical emphasis replicating the design of the windows of the existing dwelling. In this instance therefore it is considered that the provision of a flat roof dormer is acceptable.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

Dormers can be built on the rear of most properties as permitted development. the reason this scheme requires planning permission is to accommodate a 500mm increase in height of the ridge of the main house to give adequate head room.

The proposed rear dormer extension would have no proposed side windows and the proposed rear windows would be over 20 metres from the properties to the rear of the site, effectively exceeding aspect standards. Therefore, the development would not lead to any significant detrimental impact.

As stated, the dormer does have a fall back position which is material to the consideration.

Response to objection(s)

The report have addressed the main concerns of this neighbour. There would not be any significant detrimental impact on the neighbouring properties.

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 the drawings received on 09/09/2025 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	11/11/25	DM	11/11/25