

DELEGATED REPORT

Report by Jane Langan	Date of report: 09/12/2025	Ref: 72470/FUL
Registration: 05/11/2025	LDfC: 26/11/2025	Expiry Date: 31/12/2025
Site Visit: 13/11/2025	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: Demolition of existing front porch/rear bays and erection of single storey extension at front/side and two storey extension at side/rear

Location: 45 Agecroft Road East, Prestwich, Manchester, M25 9RQ

Description

The property is a bay fronted semi detached house. It sits in a raised position from the road with a sloping garden and drive to the front. It has a porch to the front and to the side is extended single storey. The rear garden is lengthy and slopes up with planting along the boundaries. The adjoining semi No.47 and No.43 to the opposite side are both extended two storey at the rear.

The application includes the removal of the porch, side extension and rear bays. To the front an extension would come out 1.5m deep for 4.9m across. The extension would then run as two storey along the side and project 2.4m beyond the existing rear elevation. It would then run across as two storey for the full width of the property. To the front the first floor extension would be set back 1.5m from the existing frontage. The extension would form an entrance hall, wc, and extended kitchen at ground floor and extended bedrooms, one with ensuite, at first floor.

Relevant Planning History

41087 - Porch at front - AC 11/08/03

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
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 PpE 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 - The proposed extension would be built almost to the side boundary. With the first floor set back 1.5m at the front terracing would not be an issue. The two storey would have a pitched roof forming a side gable wall. Whilst the existing roof is hipped the new roof would sit below the main ridge and with tall slim windows to the ground and first floor front and a hipped roof to the ground floor. Overall it is considered that the resulting development would appear of good design. To the rear the two storey would extend across as flat roofed. This would not be visible from the main street view and the adjoining semi has been extended to the same depth and flat roofed. Materials would be brick and roof tiles to match the existing.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms, or be built on an area

currently used for parking, therefore SPD 11 Parking Standards need not be considered. The parking to the front drive would be unaffected by the development.

Residential amenity - In relation to the adjoining No.47 the proposed two storey rear extension would project to the same depth as the extension to this property and the side of the proposal would be blank wall. No.47 does have a window along the side facing the boundary however as it is to an extension, and to the side, SPD6 affords limited weight. To the opposite side No.43 is extended two storey and which would project deeper than the site as extended. The proposal would have two small windows to the ground and first floor side elevation which would be obscure glazed and to a wc and ensuite.

To the rear the site garden is lengthy at around 50m and therefore there would be a distance well in excess of the 7m to the rear boundary as set out in SPD6.

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.

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 A1.1 PL2, A1.2 PL3 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>
JL	09/12/25	DM	18/12/25