

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 24/03/2026	Ref: 72824/FUL
Registration: 17/02/2026	LDfC: 10/03/2026	Expiry Date: 14/04/2026
Site Visit: 18/02/2026	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: Two storey side extension; Single storey front extension; First floor rear extension with Juliet balcony

Location: 11 Hope Road, Prestwich, Manchester, M25 9GX

Description

The application property is a two storey semi-detached property on the south-western side of Hope Road. The front boundary is separated from the pavement by a low wall with a break in the wall for both vehicular and pedestrian access. There is a tarmac driveway to the front and southern side, for the parking of vehicles. To the rear, there is a detached garage to the southern side boundary and an outbuilding to the western side boundary which, together with timber fencing and trees, form the boundaries of the site.

The proposal is to build a two storey side extension, single storey front extension and first floor rear extension with Juliet balcony. The proposed two storey side extension would project 3.2m from the original side elevation of the property and would be 5.2m in length. It would incorporate a hipped roof 5m to the eaves and 6.4m to the ridge, set down from the existing ridge height of the property by approximately 0.8m.

The proposed single storey front extension would project from the proposed front elevation of the side extension by approximately 0.6m. It would be 3.2m in width and would incorporate a pitched roof a maximum of 2.9m in height.

The proposed first floor rear extension would attach to the proposed side extension, and would be sited on the existing single storey extension to the rear. It would project a further 5.6m to the rear from the proposed rear elevation of the side extension and would span 7.1m across the width of the property. Towards the side with the adjoining neighbour, it would be set in from the boundary by 1.8m. It would also incorporate a hipped roof 4.8m to the eaves and approximately 5.9m to the ridge. A Juliet balcony would be sited on the rear elevation of the proposed first floor extension approximately 2.7m in height.

The street scene is residential in nature, with a mix of property types and materials used. The street slopes towards the south-east. Parking along the street is mixed, with many properties featuring driveways however on street parking is also common, and parking on the street is unrestricted.

Relevant Planning History

60070 - Two storey extension at side/rear and single storey extension at rear
- Approve with Conditions 13/07/2016

Publicity

8 neighbouring properties were consulted on 17/02/2026. 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
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.

The scale of the proposed side and first floor rear extension are considered to be subordinate by virtue of them being set down from the existing ridge height of the property. Hipped roofing is also proposed to appear consistent with the existing dwelling.

The proposed front extension would incorporate a mono pitched roof, favoured as opposed to flat roofing. Although the proposed would project forward of the original front elevation of the property, 13 Hope Road has a similar extension and the proposed would not project forward of the bay window at the application property. Given this, it would not appear incongruous or dominant when viewing the property from Hope Road.

The materials proposed would remain consistent with the existing dwelling, and bins storage would remain to the rear of the property 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-

9 Hope Road is sited to the south of the application property. There are no habitable room windows in the side elevation of 9 Hope Road that would be impacted and only one bathroom window facing this neighbour, which has been acknowledged within the conditions to be obscure glazed to prevent any privacy impacts. Furthermore, the proposed rear extension and front extension would not impinge at a 45 degree angle to any habitable room windows. The proposed Juliet balcony would offer no further overlooking impact than exists.

13 Hope Road is the adjoining neighbour. The proposed rear extension would not impinge at a 45 degree angle to any habitable room windows at this neighbour. Sited away from the proposed side and front extensions, there would be no impact. The proposed Juliet balcony would offer no further overlooking impact than exists.

All neighbours to the front would retain 23m and neighbours to the rear 53m, compliant with the guidance detailed in SPD 6.

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 in Zone 4. The proposed would increase the bedrooms at the property from 3 to 4 with SPD 11 stating that 4 bed properties or greater should have 3 car parking spaces provided. The driveway at the property would be reduced in size by the proposed, with only one off road space being available once the proposal is built. Parking on street however is common and unrestricted in this area and so the provision of parking at the site would be acceptable.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 26/ND/P1, and the Proposed Site Plan, scanned on 17/02/2026 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.
- 4 Upon first installation of the first floor bathroom window in the side elevation of the side extension, hereby approved, facing No. 9 Hope Road, shall be either non opening or with openings more than 1.7 metres above the finished floor level and fitted with obscure glazing whose obscuration level is 5 on a scale of 1-5 (where 1 is clear and 5 is completely) of the Pilkington Glass scale (or equivalent) and shall be permanently retained in that condition thereafter.

Reason

To protect the privacy, outlook and living conditions of neighbouring occupiers and in order to comply with Policy H2/3 of the UDP.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO	24/03/2026	HL	27.03.2026