

DELEGATED REPORT

Report by Amanda

Date of report: 11/09/2025

Ref:72223/FUL

Uhunmwagho

Registration: 22/07/2025

LDFC: 03/09/2025

Expiry Date: 16/09/2025

Site Visit: 15/08/2025

Site Notice: N/A

Press Date: 21/08/2025

Objections: 0

Con Area: POPP

Adv Type: CA

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear pitch roof to flat roof with parapet wall

Location: 15 Guest Road, Prestwich, Manchester, M25 3DJ

Description

The application property is a two storey semi-detached property located within the Poppythorn Conservation Area, which has an existing single/two storey rear extension. No.13, attached is a Non-Designated Heritage Asset (NDHA). At the front there is a short brick wall with railings along the front and south side boundaries, a fence along the north side and there are pillars to either side of the drive entrance. The whole of the front of the site is hardstanding providing on site parking for at least two vehicles. Access to the rear of the property is via gates at the side of the house. There are fences and planting to all the boundaries of the rear garden.

The proposal is to replace an existing single storey rear extension with a new single storey extension. It would be built in the same position as the existing extension, in between an existing two storey extension at the property and the shared boundary with no.13 Guest Road. The extension would be built over the same footprint as the existing extension measuring around 4154mm x 3476mm. It would be finished with brick to match the existing building and the roof would be flat with a parapet wall and a raised roof lantern to the centre.

The plans also show some internal alterations at ground and first floor level but these works are not part of the proposal. The plans show that an existing door to the side elevation is to be replaced with a wc window. The drawings do not show that there would be any changes to any of the other existing openings at the property.

Relevant Planning History

- 70600 - Side dormer; Rear dormer; Single storey rear pitch roof to flat roof with parapet wall - Refused 13/05/2024.
- 70600 (Appeal ref APP/T4210/D/24/3347547) - Side dormer; Rear dormer; Single storey rear pitch roof to flat roof with parapet wall - Appeal dismissed 17/12/2024.

Publicity

6 neighbours notified on 13/08/2025 - No comments or objections received.

Site notice erected on 15/08/2025.

Press advert on 21/08/2025.

Statutory/Non-Statutory Consultations

Conservation Officer - No objections.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
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.

The main considerations of this application are the impact of the proposal on visual and residential amenity as well as the impact on the surrounding conservation area and the attached dwelling which is a non-designated heritage asset.

Impact on the conservation area and visual amenity -

The application site is within the Poppythorn Conservation Area and is a semi-detached dwelling attached to 13 Guest Road which is a Non-Designated Asset.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 210 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 215 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 216 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The conservation area derives its special character, appearance and distinctiveness from the late 19th century and early 20th century villas built for merchants from Manchester seeking to live in a less industrialised environment and also as a projection of their growing status especially after the arrival of the railway to Prestwich in 1879.

The dwellings are characterised by their slated pitch roofs and hipped roofs in the Polite style with architectural and decorative features inspired by the Arts and Crafts and Art Nouveaux movements. The roofscape in that part of the conservation area, with the exception of some roof lights, provides a cohesive grain of development that contributes to the character and appearance of that part of the conservation area.

The proposed extension would be located to the rear of the application dwelling and it would be built over the same footprint as the existing single storey rear extension at the property. The main difference is that the pitched roof would be replaced with a flat roof and there would be new openings installed to the rear elevation. It would be finished with materials that would match the existing dwelling.

The flat roof with parapet wall would be a slightly different style compared to the existing dwelling, but as it would be to the rear of the property it would not be visible in the public realm along Guest Road at all, and given the fact that it would be built in between existing extensions to the application dwelling and no.13 next door views of the extension would be

limited from neighbouring rear gardens. The design of the proposal is considered acceptable in this location.

The conservation officer has no objections to the proposal. As such it is considered that the proposal conforms to Bury UDP Policies H2/3 - Extensions and Alterations, EN2/1 – Character of Conservation Areas, EN2/2 – Conservation Area Control, paragraphs 210, 215 and 216 of the National Planning Policy Framework 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 separation distance from the extension to the rear boundary and properties to the rear would be acceptable in terms of SPD 6.
- The extension would not project past the rear elevation of the single storey extension at no.13 Guest Road, attached to the south of the application dwelling.
- As the extension would be built on the south side of the existing two storey extension at the property it would not have any significant detrimental effect on residential amenity at no.17 Guest Road to the north.
- There would be no windows in the side elevation adjacent to the shared boundary with no.13.
- The drawings show that all of the development would be within the residential curtilage.
- As the extension would be to the rear of the property it would not have any impact on existing parking arrangements at the front of the site.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties and that it would not project past the rear elevation of the single storey extension at no.13 Guest Road.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the front of the site. There are also no parking restrictions to the highway in front.

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 002, 003 and 502 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 UDP Policies H2/3 - Extensions and Alterations

and EN1/2 - Townscape and Built Design 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.

- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building and the flat roof shall be finished with EPDM rubber membrane.

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>
AU - 11/09/2025		DM - 11/09/2025	