

DELEGATED REPORT

Report by Jane Langan	Date of report: 12/05/2026	Ref: 73020/FUL
Registration: 26/03/2026	LDfC: 01/05/2026	Expiry Date: 21/05/2026
Site Visit: 15/04/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at side/rear; extension to roof at side and loft conversion with rear dormer

Location: 63 Stanway Road, Whitefield, Manchester, M45 8EX

Description

The property is a bay fronted semi detached house. It has a garden to the front and a drive to the front/side leading to a fenced rear garden where there are two outbuildings, decking and a lawn. The adjoining semi is No.61 and the unattached property No.65, both are extended single storey at the rear. There are no properties beyond the site rear boundary.

The application includes a hip to gable roof extension with a flat roofed dormer to the rear to form a bedroom with ensuite. To the side a single storey extension would come out 1.2m and run for 10.2m along of which 3.2m would project past the rear elevation to wrap round as a single storey across the full elevation. The extension would form a utility, pantry and extended kitchen/dining area. The roof would extend out across the front entrance as a canopy.

Relevant Planning History

68380 - Single storey side/rear/front extension - AC 10/08/2022

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 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 and design - The front elevation would see the property altered in terms of the roof extending out to a gable. Whilst this would result in a different design to the adjoining semi this type of alteration can be carried out under permitted development which is a material consideration. The side extension would be set back from the front elevation by 0.5m. The roof would be hipped and this would also extend across the front entrance as a canopy. To the rear the roof would wrap around and the side to the party wall would be a monopitch. Rooflights would be included to the side and rear elevations and to the rear elevation would be bi fold doors. The rear dormer would be flat roofed and occupy the majority of the roof slope, the walls finished in grey upvc board. This element of the proposal would not be visible from the main street view and is also works that can generally be carried out under permitted development. Materials for the extended gable wall and the extension walls would be brick to match the existing and the roof also in materials to match.

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.

DELEGATED REPORT

Parking - The proposal would not increase the number of bedrooms it would remain as 3 with the existing smallest bedroom providing the area for stairs to the loft room. The proposed parking would see a 5m length drive to the front of the side extension and with a widened kerb to allow potential parking to the front garden. The drive area would be finished in a porous material. The parking arrangements are considered acceptable. An informative is added regarding the extended footway.

Residential amenity - The adjoining No.61 is extended single storey at the rear and the proposed rear extension at 3.2m deep would then project less than 3m from the rear of 61 and with the side wall blank.

To the unattached No.65 the side extension would run as blank wall and this property has the same side windows as the site, a kitchen and small store, and to the rear it is extended with a conservatory. The proposed extension would project less than 3m from its rear and also be separated by the two drives.

There would be a distance of around 17m from the dormer to the rear boundary and there are no properties to the rear.

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 ZT22-196-01, ZT22-196-02, ZT22-196-03, ZT22-196-04 Rev A, ZT22-196-04.5 Rev A, ZT22-196-07, ZT22-196-08 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	12/05/26	DM	15.05.2026