

DELEGATED REPORT

Report by Claire Booth	Date of report: 29/09/2026	Ref: 73338/FUL
Registration: 26/06/2026	LDfC: 20/07/2026	Expiry Date: 21/08/2026
Site Visit: 27/08/2026	Site Notice: N/A	Press Date: N/A
18:30:00		
Objections: 1	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Two storey rear extension to provide extended office accommodation (Use Class E(g)(i))

Location: 154 Bury New Road, Whitefield, Manchester, M45 6AD

Description

This application relates to a mid-terrace commercial property located on the east side of Bury New Road, Unsworth, close to its junction with Moss Lane, adjacent to the single storey element of the former Red King P.H. The terrace to which the application site forms part of is located between Moss Lane to the north and Charnley Street to the south.

To the rear of the property exists a mono-pitch two storey rear extension covering part of the rear elevation with a mono-pitch single storey extension also being within the rear yard area. The proposed two storey addition projects from the rear elevation by approximately 3.5m and would have a width of approximately 2.3m. The application was originally submitted showing the eaves level proposed to be tied into the neighbours two storey extension with a valley roof. However, the neighbour raised objections to this and therefore amendments have been received setting the proposed two storey rear extension in from the shared boundary with no. 152 Bury New Road.

Also within the rear yard area, a single storey mono-pitch addition exists which abuts the two storey outrigger and extends across the rear of no. 162 Bury New Road, the former Public House that is now in use as offices for a Chartered Surveyors company (IQS). The addition projects approximately 5.0m from the rear elevation. It is currently tied into the pitched roof single storey extension present on the rear of the single storey part of the former P.H.

The rear yard area is accessed from both within the property and externally from Charnley Street.

The site is within an allocated Secondary Shopping Frontage, as defined within the adopted Development Plan. The former Public House is a non-designated heritage asset and is identified within the Draft Local List of such assets.

Planning permission is sought for a two storey rear extension to provide extended office accommodation (Use Class E(g)(i)). The proposal seeks to increase the width of the two storey rear extension to cover the entirety of the rear elevation. The proposed two storey extension would project from the rear elevation by approximately 6.3m and would have an overall width of approximately 7.12m. It would occupy half the width of the rear yard area. As stated above, during the course of the application, the proposed extension has been set in from the shared boundary with no. 152 Bury New Road.

Relevant Planning History

46854 - CHANGE OF USE FROM RETAIL TO OFFICE (CLASS A2) - Withdrawn - Invalid

04/01/2007

Publicity

Letter to the adjoining neighbours sent 30/06/2026

Email to the adjoining neighbour - sent 17/09/2026

One representation has been received from a neighbour who objected to the proposed extension being attached to their two storey rear extension and raising concerns about the impact of the proposal on the structural integrity of their property.

As a result of the neighbours representation, amended drawings have been received from the applicant which illustrate that the proposal would not adjoin the neighbours existing two storey rear outrigger.

Statutory/Non-Statutory Consultations

Environmental Health - Pollution Control - No objections

Pre-start Conditions - Not relevant

Development Plan and Policies

S2/3 Secondary Shopping Areas and Frontages

EN1/2 Townscape and Built Design

JP-C1 Our Integrated Network

JP-C2 Digital Connectivity

JP-S2 Carbon and Energy

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.

Principle of Development

The application site is within Whitefield District Centre on a Secondary Shopping Frontage, as defined within the adopted Development Plan.

The application site is currently in use as an Office, falling within Use Class E. The proposal seeks to provide extended office associated office accommodation. Whilst the UDP Policy refers to A1 retail uses, this policy has been overtaken by Use Class E.

UDP Policy EC5/2 concerns itself with Other Centres and Preferred Office Locations. It states that offices within Town and District Centres close to main transport facilities is acceptable in principle. The application site is located on a main bus route within Whitefield District Centre. The principle of Development is therefore acceptable.

All other material considerations will be considered below.

Design, Layout, Visual amenity and impact on Setting of NDHA

UDP Policy EN1/2 - Townscape and Built Design seeks to ensure development is suitably designed.

The proposed extension is suitably designed and an area of the yard area will remain undeveloped meaning refuse bins can be stored within the application site.

The proposed extension would not touch the adjoining red brick former Public House site, a none-designated heritage asset (NDHA). The proposed extension would be to the side of the former P.H building and would thus not directly obscure its rear elevation. The proposal is therefore acceptable and accord with the requirements set out within the NPPF.

Residential Amenity

UDP Policy EN1/2 - Townscape and Built Design considers the relationship of the proposal to the surrounding area.

Impact on neighbouring businesses

Paragraph P4: 'Impact of development on existing activities' of the NPPF advises that planning decisions should ensure that new development can be integrated effectively with existing businesses and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they

were established, and where they do, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

The application site is located on an allocated Secondary Shopping Frontage of similar commercial properties. The proposal would therefore not result in conditions that would be detrimental to neighbouring businesses.

Parking and Highway Safety

UDP Policy HT2/4: Car Parking and New Development and PfE Policy JP-C8: Transport Requirements of New Development both seek to ensure, amongst other things, a satisfactory level of car parking provision, ensuring that car parking provision is well integrated and unobtrusive, so it supports the street scene; and ensuring new developments make adequate car parking provision, including for disabled drivers and passengers.

SPD11: Parking Standards in Bury sets car parking standards. In this case, the application site falls within Parking Zone 4 and therefore for a development of this type (office) 1 car parking space per 40sq.m is required.

The application site has no on site car parking provision. The proposal would not cause a demonstrable amount of cars parking in the streets to the north and south of the site.

Carbon and Energy

PfE Policy JP-S2: 'Carbon and Energy' seeks Greater Manchester to become carbon neutral by 2038. As an interim measure, it states development should be consistent with the 2022 Part L Building Regulations.

In compliance with PfE Policy JP-S2 the development seeks to minimise energy demand and maximise energy efficiency through ensuring the walls and roof are insulated to save energy. The building is made of brick from side to side and to the front and rear the more modern rear extension to the rear of 156 Bury New Road built some time ago 20 years ago is full insulated. All windows are 10mm double glazed wood and uPVC design and there are also false ceilings. In all rooms save the extension to the rear of 156 which reduces room volume and therefore the energy needed in heating the building.

Digital Connectivity

PfE Policy JP-C2 - 'Digital Connectivity' requires all new development to have full fibre to premises connections unless technically infeasible or unviable.

The applicant has submitted a PfE Statement which states that the existing building has Full Fibre IGB broadband provided by Virgin Media Business and the whole building is also serviced by a Cat 5 Hub with Ethernet points to every room and this includes those rooms being extended. It also states that there are at least 4 Ethernet sockets in each room. Accordingly, compliance with Policy JP-C2 is achieved.

Biodiversity Net Gain

The proposal would be exempt from having to provide a 10% net gain.

Conclusion

For all the above reasons and subject to the proposals being built in accordance with the recommended planning condition securing the amended plans and materials which match the existing property, the proposal is acceptable and it is therefore recommended that this application be approved.

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 permission relates to the following plans:

Drawing no. 2222 VER4, Page 2/3, Amended 15/09/2026: Proposed Layout (showing Proposed Floor Plans and Elevations; and,
Drawing no. 2222 VER 3, Page 3 of 3, Amended 15/09/2026: Existing and Proposed Layout (also included Location Plan and Proposed Rear Elevation Cross Section.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and National Planning Policy Framework.

- 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u> CB	<u>Date</u> 29/09/2026	<u>Sign off Officer</u> DM 30/9/2026	<u>Date</u>
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