

DELEGATED REPORT

Report by Amanda

Date of report: 29/09/2026

Ref:73449/FUL

Uhunmwagho

Registration: 21/07/2026

LDfC: 13/08/2026

Expiry Date: 15/09/2026

Site Visit: 01/09/2026

Site Notice: N/A

Press Date: N/A

Objections: 1

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear extension, First floor side extension; Demolition of porch; Partial demolition of garage; Alterations to windors and doors

Location: 3 Dunscair Close, Whitefield, Manchester, M45 7JG

Description

The application property is a two-storey link-detached property located at the head of a cul-de-sac. There is a flat roof garage to the side which is attached to the side of no.4 Dunscair Close. The whole of the front is brick paved. There are private garden areas to the side and rear of the existing dwelling, with a patio directly to the rear of the house. There is a porch on the rear of the garage. No.4 Dunscair Close, attached has a first floor extension at the side, as well as a single storey extension to the rear, adjacent to the site boundary.

The proposal is to build a single storey rear extension, first floor side extension, demolition of porch, partial demolition of garage and alterations to windrow and doors at the dwelling.

The existing garage would be reduced in size by way of removing the front elevation and repositioning it 1.2m back from the front boundary. The garage would then be converted into an external store and utility room. A canopy would be erected at the front above the proposed store door and also above the entrance to the house.

The first floor side extension would be built directly above the existing ground floor converted garage. The front elevation would be set back from the front elevation of the original part of the dwelling by 1.2m and it would be built flush with the existing two-storey rear elevation. The extension would provide two bedrooms with windows to the front and rear elevations.

The single storey rear extension would project 3m from the original rear elevation and it would measure 9.8m wide. The roof would be mono-pitched and there would be two sets of sliding patio doors to the rear elevation. The new and existing doors and windows would be dark grey upvc and the front and rear elevations would be rendered with an off-white colour K-Rend.

Relevant Planning History

N/A

Publicity

7 neighbours notified on 23/07/2026 - One objection received.

- Their house has always been very bright. The proposed extension would block light to their property.
- They have recently spent a lot of money on a new flat roof at their property. They do not want work men on their flat roof

Notice served on the owner of no.4 Dunscair Close and Certificate B signed on 02/09/2026.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations
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.

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 proposed design of the development would be similar to others in the local area, including no.4 Dunscur Close next door. As the first floor extension at no.4 is built flush to the original front elevation and the proposed extension at no.3 would be set back, with a gap to the boundary, the proposed development would not result in a terraced appearance of the two properties.

There are 4 properties located on the cul-de-sac and none are rendered. However, there are examples of other rendered properties in the local vicinity of the site. As such it would be considered acceptable and would not have any seriously detrimental effect on the character of the existing streetscene. The design of the proposal is considered to be in keeping with the existing building and acceptable in this location.

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 -

- There are no residential properties directly to the front of the site, and properties to the rear on Standmoor Road would be a sufficient distance from the proposed development, not to have any significant detrimental effect on residential amenity at those properties.
- There would be approximately 7m from the rear of the proposed single storey extension to the rear site boundary and over 7m from the rear of the first floor extension. The new bedroom window would be similar distance from the rear boundary as the existing first floor bedroom window on the rear elevation of the property. These distances would be acceptable in terms of SPD 6.
- The drawings show that the side elevation of the extensions would be built 300mm off the shared boundary with no.4 next door and the roof would not overhang the shared boundary.
- The first floor extension would project past the rear of the first floor extension at no.4 by approximately 3.25m. As there would be a gap of 300mm from the side of the extension to the shared boundary with no.4 this projection would be acceptable in terms of SPD 6.
- There is a first floor landing window located on the original side elevation at no.4, facing the application property. The first floor extension gable wall would be around 4m away from this particular window and so it may have some detrimental effect on light availability to this window in the latter part of the day, but a landing is not classed as a habitable room window and would not carry as much weight in terms of the planning application as a habitable room would.
- The proposed single storey rear extension would project 3m beyond the rear elevation of the single storey extension on the rear of no.4 next door. Although the single storey extension may have some detrimental impact to the nearest ground floor window to the

rear elevation of no.4 Dunscair Close in the later part of the day, it would not project more than 3m past the rear elevation of the neighbouring extension. As such it would satisfy the requirements as set out in SPD 6.

- There would be no windows in the side elevation of the first floor or single storey extensions facing no.4.
- There would be no new windows in the existing southwest side elevation and no windows to the side elevation of the single storey rear extension.
- At the front there would be approximately 6.5m from the front of the new store door to the boundary with the highway in front. This distance would be acceptable in terms of SPD 6. There would be space to park two vehicles to the front of the site.
- As the proposal includes removing part of the front of the garage, which is attached to the side elevation of no.4 next door Certificate B was signed and submitted, and notice was served on the attached neighbour on 02/09/2026. Any concerns from the neighbour would be considered a civil matter which would need to be discussed with the applicant.
- The plans show that the canopy above the entrance to the store would not be attached to the side of no.4 Dunscair Close.
- The proposed canopy above the front door would not interfere with the proposed parking arrangements within 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.

Parking -

The proposal would increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site would have space to park two vehicles on site and there is on street parking available close by. In this instance then the parking arrangements are considered sufficient.

Response to neighbour objection -

Concern regards light has been addressed in the Residential Amenity section of the report.

With regards to concerns about workmen causing damage, or standing on the flat roof extension next door would be a civil matter. The neighbour is not obliged to give access to their property or land if they do not wish to do so.

Certificate B -

Following inspection of the drawings it was found that part of the proposal would include removing part of the front of the existing garage, which is attached to the garage and extension at no.4 next door. Given that they would be removing a wall that is attached to the neighbour the applicant served notice on the neighbour on 02/09/2026, and Certificate B was submitted. This is all that would be required in terms of determining the planning application. If any concerns arise following the decision it would be a civil matter, which the relevant parties would need to discuss.

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 1 and 2 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 be off-white coloured K-Rend render to the front and rear elevations, and brick to match the existing on the side elevations. The existing and proposed roofs would have dark grey tiles and the window and door frames shall be dark grey UPVC.
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 - 29/09/2026		DM 29/9/26	