

DELEGATED REPORT

Report by Claire Booth	Date of report: 22/05/2026	Ref: 72823/FUL
Registration: 05/02/2026	LDFC: 10/03/2026	Expiry Date: 02/04/2026
Site Visit:	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 front extension; Two storey side/rear extension; Single storey rear extension; and; Two off-road parking spaces

Location: 7 Hawthorn Avenue, Radcliffe, Manchester, M26 1BX

Description

This application relates to south-western end of a pair of semi-detached dwellings located on the eastern side of Hawthorn Avenue. The property has a driveway and garden frontage and a garden area to its rear.

The application site is attached to no. 5 Hawthorn Avenue that is situated to the north. This property is a mirror image of the application site. At an oblique angle to the application site and to its south exists no. 9 Hawthorn Avenue.

Planning permission is sought for the following extensions and alterations:

- A single storey front extension to create a porch,
- A two storey side extension adjoining,
- A two storey dual pitched roof rear extension,
- A single storey flat rear extension to the side of the proposed rear extension;
- Installation of a am deep rear patio area, and,
- The creation of two parking spaces on the front garden.

The proposal has been amended since its submission to remove a proposed canopy over the ground floor window on the front elevation, to set the proposed two storey side extension away from the shared boundary by approximately 0.8 metres, to show the location where bins are proposed to be stored. They seek to be located to the front of the two storey side and rear extension and side of the existing dwelling. The application has also been amended to include two-off road car parking spaces within the front garden area.

The proposed front porch extension would project forwards of the principal elevation of the property by approximately 1.57m. It would have an eaves height of approximately 2.3m and a ridge height of approximately 3.3m.

The proposed two storey side extension would be set back from the front elevation of the dwelling by approximately 3.3m. It would project from the side elevation of the dwelling by approximately 3.1m

The proposed two storey rear extension would project from the rear wall of the dwelling by approximately 3m. It would have a width of approximately 7.3m, an eaves height of approximately 4.7m and a ridge height of approximately 6.2m. At its minimum it is to be set approximately 0.8m from the shared boundary with no. 9 Hawthorn Avenue.

The proposed single storey rear extension would abut the shared boundary with no. 5

Hawthorn Avenue. It would project from the rear elevation by 3.0m and would join into the proposed two storey rear extension. This extension would have a flat roof and a height of approximately 3.0m.

The proposed extensions would provide a large kitchen dining area, a utility room and a room to be used a Study at ground floor and two additional bedrooms at first floor. The property would therefore have 4 bedrooms.

Relevant Planning History

None.

Publicity

7 neighbours were initially consulted on the 17/02/2026 and were consulted on the amendments, on 23/04/2026.

1 representation was received raising concerns on about the proposals impact on the land supporting the shared boundary wall and seeking clarification over what is proposed. On receipt of this information from the applicant, this neighbour was consulted again on the 08/05/2026.

2 representations were received throughout the course of this application raising the following matters and concerns:

- Concerned about proximity of extension to shared boundary
- Concerned proposed extension will block light entering multiple windows on the side of property;
- Concerned that the double story extension to the rear and side would block the view from property and garden
- Due to the imposing and oppressive size and height of the extension close to the boundary, sections outside my property will feel hemmed in and will be visually unappealing.
- Proposed window facing my property will be very close to our shared boundary which again is imposing.
- Concerned regarding added noise as the extended property/windows will be much closer to the shared boundary.
- Plan Area and Height of proposed extension is not in keeping with local area and states there doesn't appear to be properties nearby that have visibly extended their property to this extent
- Construction works noise would adversely affect work - the neighbour works from home
- Concerned that construction workers will need to access neighbours land for the external works due to the close proximity of the extension to the shared boundary and due to the height of the construction.
- Asserts the proposed extension would likely overhang neighbouring property and states they would not allow this.
- Concerned that workers and scaffolding would encroach on to their property to the proposed extension.
- Concern about the working hours of the contractor adversely affecting their amenity.

Statutory/Non-Statutory Consultations

Not applicable.

Pre-start Conditions - Not applicable.

Development Plan and Policies

EN1/2	Townscape and Built Design
H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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.

Design and appearance

Nos 3-11 (odd) Hawthorn Road are 3 pairs of semi-detached properties laid out in an arch.

The proposed two storey side and rear extension would be set back from the front elevation of the dwelling and would extend across towards the side boundary with the neighbour at

no. 9 Hawthorn Avenue, which is set at an angle to the application site. To minimise its impact on the street scene and in the interests of good design, the proposed side extension has been set off the boundary with no. 9. It would thus appear as a subordinate extension from the street scene. Setting the proposed extension off the boundary will enable the occupants to access their rear elevation and garden space externally, which will aid future maintenance of the property.

The proposed elevations are designed to reflect the design and appearance of the existing property with similar window openings on the front and at the first floor to the rear. Bi-folding doors at the rear ground floor are proposed which would not be seen from the public realm and due to the garden of the property raising upwards to the properties on Greendale Drive. Materials would match the existing dwelling, comprising red/brown brick, concrete roof tiles and white upvc windows.

A distance of 7m would be maintained to the rear facing boundary of the site in compliance with SPD6.

Materials are to match the existing dwellinghouse which will ensure the proposed extensions integrate into the street scene. This will be secured by planning condition.

For the above reasons, It is considered the proposed extensions are satisfactorily designed and would be acceptable within the street scene, thus according with securing suitably designed development and UDP policies EN1/2 and H2/3, SPD6 and the NPPF.

Impact on residential amenity

The proposed extensions would extend towards the boundary with both adjoining neighbours; nos. 5 and 9 Hawthorn Avenue.

The proposed porch extension would not harm either neighbour in any way.

Adjacent to the boundary with no. 5, a flat roof single storey extension projecting 3m along the shared boundary is proposed. 3m rear single storey rear single storey extensions can be erected utilising Permitted Development rights, therefore without planning permission, and therefore this aspect of the proposals is acceptable, given the Permitted Development rights fallback position.

In terms of the proposed two storey rear extension(s), it would be set sufficient distance away from the shared boundary with no. 5 to not cause a demonstrable loss of sunlight to the occupiers of this property. Its 3m projection would also not cause an overly enclosing impact on the amenity of this property.

Turning to the impact of the proposals on the occupiers of no. 9 Hawthorn Avenue. This property has 3 windows on its gable, 2 at ground floor and 1 at first floor which face towards the side elevation of the application site. As all the dwellings within this group of properties, are or were ex Council houses and therefore are identical in appearance, have the same window openings and the same layout. The two ground floor windows therefore serve a ground floor W.C and under the stairs. The first floor window serves the first floor landing area within these properties. None of these windows therefore serve habitable rooms, as defined within SPD6, and thus are not protected by the planning system.

The proposed ground floor window in the gable of the proposed extension would therefore not cause a loss of privacy to any habitable rooms within no.9 Hawthorn Avenue, nor would it result in demonstrable overshadowing or loss of light to these occupiers.

Due to this neighbouring property being orientated away from the application site, given these properties are laid out in an arch shape, the habitable room windows on the rear elevation of this property would not be overlooked by the proposed extensions.

It is therefore considered the proposed development would not have a demonstrable harmful impact on this neighbouring property.

Turning to the neighbours at the rear; the proposed rear two storey rear extensions would look towards the rear garden areas of properties on Greendale Avenue, which are set at a higher level than the application site. A distance of 7m would be maintained to the rear facing boundary of the site in compliance with SPD6.

With regards the concerns raised about the proposed extensions resulting in the greater occupation of the house and thus generating additional noise which would detract from their amenity, the house will remain as one family dwelling so is highly unlikely to cause demonstrable noise to such a degree that would significantly harm the amenity of the neighbours. In addition, the new build extensions would also need to gain Approved Document E Building Regulations approval which secures the sound insulation of the party walls.

In respect of the concerns raised about the potential for scaffolding and construction workers encroaching into neighbouring properties, this is not a material planning consideration and is therefore a civil matter between neighbouring parties.

In addition, loss of views are not a material planning consideration.

To conclude, the proposed extensions would not cause harm to the amenities of neighbouring occupiers and would therefore comply with UDP policies EN1/2 and H2/3 and SPD6.

Parking and Servicing

The existing property is a 3 bedroom dwelling with no off-road parking provision. The proposal would add an additional bedroom.

The proposed site plan indicates that the refuse bins are to be sited to the side of the existing property in front of the two storey side and rear extension. This is to be screened from the street scene by a report.

In terms of car parking, the application site is located in Parking Zone 4, as defined within SPD11, where 2 parking spaces are required for a 3 bed property and 3 spaces for 4 bed dwelling and greater. The existing 3 bedroom property has no off-road parking provision. During the course of this application, the applicant proposed 3 off-road parking spaces, in accordance with the number stated within SPD11. However this would have resulted in the loss of all the green space in front of this property, to the visual detriment of this part of the street scene. 2 off-road car parking spaces are now proposed with part of the existing front garden remaining. 2 spaces is therefore considered to be acceptable and would result in a betterment given the current property has no off-road parking provision.

Planning conditions are recommended to secure hard surfacing to the parking spaces and to secure a suitable location to store bins.

Conclusion

Based on all the above, it is recommended that the application, as amended, be approved, subject to the recommended conditions.

Response to Objections

All objections and concerns raised have been addressed throughout this report under the 'Impact on residential amenity' section of this report.

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. 1A: Site Location Plan;
Drawing no. X: Amended Existing & Proposed Block Plan/s;
Drawing no. YA: Existing & Proposed Cross Sections adj. to No. 9;
Drawing no. 5A: Proposed Front Elevation & Proposed Block Plan;
Drawing no. 6A: Proposed Side Elevation from No. 9;
Drawing no. 7A Proposed Rear Elevations;
Drawing no. 8: Proposed View from No. 5;
Drawing no. 9A: Proposed G.Floor Plan; and,
Drawing no. 10A: Proposed First Floor Plan, 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 pursuant to the policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and National Planning Policy Framework.
- 3 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
- 4 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.
- 5 A minimum hardstanding of 5.5m measured between the highway boundary and the approved parking spaces shall be provided to the written satisfaction of the Local Planning Authority and thereafter maintained.
Reason. In the interests of road safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 6 The car parking and refuse storage indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extensions hereby

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approved being brought into use.

Reason. To ensure adequate off street car parking provision in the interests of road safety and in the interests of securing satisfactorily designed development, pursuant to policies HT2/4 - Car Parking and New Development, EN1/2 - Townscape and Built Design and H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	22/05/2026	DM	22.05.2026