

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 16/12/2025	Ref: 72434/FUL
Registration: 22/10/2025	LDfC: 24/11/2025	Expiry Date: 17/12/2025
Site Visit: 11/12/2025	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:
		Stat Class: HOUS

Proposal: Two storey side and rear extension

Location: 78 Windsor Road, Prestwich, Manchester, M25 0DE

Description

The application relates to a semi-detached dwelling on the south-eastern side of Windsor Road. To the front, a low wall with hedging separates the property from the pavement with a metal access gate giving pedestrian access to the front and side.

The boundary with Windsor Crescent is also separated by hedging and the side boundary to 76 Windsor Road separated by trees and timber fencing. To the rear, there is currently no fencing in place however there are existing fence posts suggesting that timber fencing did previously separate this boundary. The application site is at a slightly higher ground level than properties to the north/north-east and slightly lower to that of 2 Windsor Crescent to the rear of the property.

The proposal is to build a two storey side and rear extension. The proposed two storey side extension will project 2.2m from the original side elevation of the property to the front, following the side boundary which extends further to the side to the rear where it will project a maximum of 3.1m from the existing walls of the property. The proposed side extension would be approximately 7.5m in length and would incorporate a gable end roof 4.8m to the eaves and 7.2m to the ridge.

The proposed two storey rear extension would project 2.5m from the original rear elevation of the property and would be a maximum of 7.8m in length. It would incorporate a dual pitched roof creating a gable end as viewed from Windsor Crescent that would be 4.8m to the eaves and 6.3m to the ridge, meaning it would be set slightly lower than the existing ridge height.

In terms of the streetscape, the street is mixed use in nature with some commercial use properties across from the application site however the locality is predominantly residential. Materials in the area are also mixed however red brick and render is common.

Parking in the area is predominantly on street, with some properties having small driveways for one vehicle.

Relevant Planning History

65798 - Two/single storey extension at rear and hip to gable roof at side - Approve with Conditions 05/10/2020

66524 - Non-material amendment following grant of planning permission 65798 for two/single storey extension at rear and hip to gable roof at side:

Demolition of existing single storey extension and conservatory and re-erection as a kitchen and a part as bed at 1st Floor and hip to gable roof at side - Withdrawn - Invalid 26/02/2021

66613 - Replace existing rear extension/conservatory with two/single storey extension at rear and hip to gable roof extension at side - Approve with Conditions 09/04/2021

Publicity

7 neighbouring properties were consulted on 31/10. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H2/3	Extensions and Alterations
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.

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.

Due to the application site being a corner plot, SPD 6 states that the proposed side extension should leave a minimum of 2m between the boundary with the public highway. The proposed side extension would leave 2m between the boundary and the side and so this complies with that outlined in SPD 6.

The proposed side extension would also be set back slightly from the front elevation of the property as to appear as a subordinate addition.

In terms of the proposed rear extension, it would adjoin the proposed side extension and project approximately 2.5m from the original rear elevation of the property. It would also be sited 2m away from the boundary and so would be considered acceptable.

The materials proposed would be similar to that of the existing property which would be considered acceptable and access to the rear would be retained for storage of bins on non-collection days.

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-

Neighbours to the front would retain an interface distance in excess of 22m which would be considered acceptable.

In terms of the adjoining neighbour, no 76 Windsor Road as the proposed rear extension would project only 2.5m from the original rear elevation, and this would be sited 3.5m off the boundary with this neighbour, it would therefore not impinge at a 45 degree angle to any habitable room windows and therefore would have no impact. Sited away from the proposed side extension, there would be no impact.

In terms of neighbours to the north along Windsor Crescent, the proposed retains approximately 14m between neighbouring elevations compliant with that outlined within SPD 6.

In terms of the neighbour to the rear, no 2 Windsor Crescent, the proposed would retain 7m to the rear boundary compliant with that outlined within SPD 6. There is also an indirect relationship between the two properties and so any privacy impacts would be minimised which would be considered acceptable. Furthermore, this neighbour has not objected.

The proposal therefore 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.

Highways and Parking-

The proposal would increase the number of bedrooms from 3 to 5 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The site is located within Zone 3. SPD 11 states that residential properties within Zone 3 within more than 4 bedrooms should ideally have 3 off road parking spaces. The existing parking provision at the property is one off road car parking space which would be retained. Furthermore, the site is located close to sustainable transport links, being within walking distance of Bowker Vale tram stop. The area is also characterised by on road parking. Given this, it is considered acceptable.

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 decision relates to drawings numbered 2054 BB-01 REV 3, 2054-P 01 REV 2, 2054-P 03 REV 2, 2054-P 04 REV 3 and 2054-P 02 REV 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 match those of the existing building.
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>
CO		DM	16/12/25
16/12/2025			