

DELEGATED REPORT

Report by Jane Langan	Date of report: 16/09/2025	Ref: 72245/FUL
Registration: 31/07/2025	LDfC: 15/09/2025	Expiry Date: 25/09/2025
Site Visit: 11/09/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side extension and and single storey rear extension

Location: 30 Sandy Lane, Prestwich, Manchester, M25 9NA

Description

The property is a two storey bay fronted detached house located on a corner plot at the junction with Vernon Drive. It has a garden and drive to the front and low brick wall with hedges along the side which screen a side and rear garden. To the rear the single storey section off the kitchen as shown on the plans has been removed.

The property to the rear is 2 Vernon Drive. It is at a higher level and sits side on with the ground floor screened by fencing and the house has an obscure window to the first floor side.

The application includes the removal of the existing single storey at the rear and construction of a two storey extension coming out 3.5m at the side and running up to the existing main rear elevation. The ground floor would extend out at the rear single storey for a further 2.4m and for 3.8m across. The extension would form a sitting room, shower room and kitchen/dining area at ground floor and two additional bedrooms at first floor with an existing bedroom becoming an ensuite.

Relevant Planning History

64510 - Two/single storey extension at side/rear - AC 17/09/2019.

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 criteria set out within SPD6 for extensions on corner plots is that they should not cover more than half the available width or leave a minimum 2m gap between the extension and the public footpath in order that they do not have a harmful impact on the street scene. In this case there would be a minimum 2m gap to the side with the boundary to the public footpath at Vernon Drive. The plans also note the hedge to be retained.

The proposed extension would have a hipped roof, and to the front elevation, a two storey bay to match the existing one. To the rear the single storey would be a monopitch roof with rooflights. Materials would be brickwork and roof tiles to match for the two storey and brickwork to match for the single storey with concrete roof tiles of a similar colour.

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.

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 3 parking spaces. The proposal would retain the existing parking of a 5m drive at the front. The site as existing has a garden area at the front adjacent the drive and there may be potential for further parking if the applicant should require it. There is also a drop kerb accessed off Vernon Road into the rear garden which could be used. It is also noted that a previous approval, 64510 in 2019, provided the same parking arrangements as this scheme and proposed a 5 bed property, this scheme now reduces to 4 bed. Given the circumstances noted it is not considered there are grounds for refusal with regard to parking arrangements.

Residential amenity - The proposed extension would be located to the side adjacent the footpath and road into Vernon Drive, away from the boundary with the adjacent No.28. There would be a distance of over 7m from the first floor rear window of the proposal to the rear boundary, beyond which is the drive then side elevation to 2 Vernon Drive. This would comply with SPD6 Aspect Standards.

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 30SL/1F 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	16/09/25	DM -	18/09/2025