

DELEGATED REPORT

Report by Tom Beirne	Date of report: 18/02/2026	Ref: 72697/FUL
Registration: 26/01/2026	LDFC: 17/02/2026	Expiry Date: 23/03/2026
Site Visit: 10/02/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Hip to gable loft conversion with front & rear dormers; Garage conversion with first floor side/rear extension; First floor rear extension; Single storey side extension

Location: 25 Ravensway, Prestwich, Manchester, M25 0EU

Description

The application relates to a two storey detached house on a large plot at the head of a residential cul-de-sac of similar style houses. The house has been extended at the side and rear and has a driveway to the front and car port to the side. The neighbours on either side have been extended.

The proposal involves:

A two storey side extension on the south side of the house.

A first floor extension on either end (north and south) of the single storey rear extension.

Box dormer at the rear and two pitched roof dormers at the front.

Changing roof from hip to gable.

The two storey side extension would project out over the existing side extension and run back from the front, over the single storey extension at the rear. The roof would be changed from a hip to a gable and carried over onto the existing roof. The extension would be finished in red brick and tile to match the existing house.

The first floor rear extensions would project out almost 4m over the existing single storey extension at the rear elevation, leaving a flat roof central area in between. Finished in red brick to match the house. The extensions would allow for additional family space including two extra bedrooms.

Relevant Planning History

70398 - Two storey side extension, first floor rear extension with juliet balcony and raised decking at rear - Approve with Conditions 01/03/2024

Publicity

Immediate neighbours notified by letter dated 27/01/2027. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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 streetscape - The proposed side extension would run off the front elevation and project back over the existing rear extension. It would have gabled bay on the front to give the frontage a symmetry that would be in keeping with the house and would not appear incongruous within the wider streetscape. In terms of appearance, the red brick finish would be acceptable.

The first floor extensions and box dormers at the back of the house would not be prominent

and would be out of keeping with the scale of the existing house. They would be set well away from the immediate neighbours on either side and there would be no significant overlooking. The dormers on the front are well designed and sit comfortably within the front roof plane.

The proposal would be acceptable and comply with UDP Policy H2/3 and guidance in SPD6 with regard to visual amenity.

Residential amenity - The neighbour at No.20 Ravensway would be impacted by the proposed side extension given its bringing the house closer to the boundary on this side. This property has been extended to the side/rear and has side windows facing into the site. Although the extension would bring the house closer to the neighbour at No.20, the side windows affected cannot be afforded significant weight in any planning assessment as they are to the side and it is noted that the window most impacted would be a side non-habitable kitchen window towards the rear.

The proposal, in terms of residential amenity, is acceptable and complies with UDP Policy and guidance within SPD6.

Access and Parking - There are no changes to the access point from Ravensway and the driveway can accommodate 2/3 cars. This is considered to be acceptable and compliant with UDP Policy H2/3 and guidance in SPD6.

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 001/1, 002, 005/1, 006 and 007 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u> Tom Beirne	<u>Date</u> 18/02/2026	<u>Sign off Officer</u> DM 19.02.2026	<u>Date</u>
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