

DELEGATED REPORT**Report by** Amanda**Date of report:** 15/06/2026**Ref:**73093/FUL

Uhunmwagho

Registration: 18/05/2026**LDfC:** 11/06/2026**Expiry Date:** 13/07/2026**Site Visit:** 01/06/2026**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:** N/A**Adv Type:** N/A**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS**Proposal:** Single storey extension at rear**Location:** 22 Bull Hill Crescent, Radcliffe, Manchester, M26 1BR**Description**

The application property is a two storey semi-detached house which is rendered to the front and side elevations. The rear elevation is currently painted red. Most of the land to the side is to the front and side of the dwelling and there is on site parking for at least 2 vehicles to the side. The rear of the site is triangular due to the way the property is angled to no.20 Bull Hill Crescent next door. The rear area is currently decked and there is a detached shed along the boundary with no.20. The attached property has an existing single storey rear extension.

The proposal is to build a single storey rear extension projecting 3m from the original rear elevation and measuring 4m wide. The roof would measure 3.17m to the ridge, which would be the same as the extension next door at no.24 Bull Hill Crescent and the proposed extension would be built right up to the extension next door. The walls of the extension would be brick and there would be one window to the side elevation and a single rooflight as well.

Relevant Planning History

N/A

Publicity

3 neighbours notified on 20/05/2026 - No comments or objections received.

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 single storey extension would be built on the rear of the property but given the angle of the existing dwelling to the highway along Bull Hill Crescent it would be partially visible from the highway. The extension would be single storey only and it would be finished with a design and finished materials that would be considered to be in keeping with the existing building.

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 -

- As the extension would be to the rear of the property there would be no detrimental impact on properties to the front of the site.
- The extension would be tied into the neighbouring extension at no.24 Bull Hill Crescent. Notice has been served on that neighbour and Certificate B has been submitted with the application. As there are no objections from the neighbour the proposed extension would be considered acceptable.
- The extension would not project past the rear elevation of the extension at no.24.
- The extension would project 3m from the original rear elevation of the application dwelling. In most circumstances an extension projecting 3m would be considered to be permitted development. The only reason the applicant has been required to apply for permission is due to the fact the proposed extension would be tied into the extension on the attached property.
- No.20 Bull Hill Crescent to the rear has no habitable room windows in the side elevation facing site and there is a drive and car port directly adjacent to the shared boundary. There is also a shed adjacent to the shared boundary and there would be no windows to the rear of the extension facing this property. As such it is considered that the proposed extension would not have any significant detrimental impact on residential amenity at this property.
- The proposed window to the side elevation would have views over the applicant's rear garden only.
- The position of the extension would not have any detrimental impact on the existing parking arrangements within the site.

Taking the above into account 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.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the drive at the front/side of site.

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.

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- 2 This decision relates to drawings received on 17/04/2026 and revised elevation drawings received on 12/06/2026 as modified by the email from Mr Lee Mulroney dated 12/06/2026. The development shall not be carried out except in accordance with the details hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the 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.

- 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>
AC - 15/06/2026		DM 16.06.26	