

DELEGATED REPORT

Report by Joss Simpson	Date of report: 25/09/2026	Ref: 73547/FUL
Registration: 13/08/2026	LDFC: 08/09/2026	Expiry Date: 08/10/2026
Site Visit: 31/08/2026	Site Notice: N/A	Press Date: N/A
Objections: 3	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Garage conversion

Location: 24 Sycamore Drive, Radcliffe, Manchester, M26 4SA

Description

The property is a two storey detached dwelling located within a residential cul de sac characterised by detached dwellings of a similar appearance. To the front of the property is a small garden area at front and parking to the side, while to the rear is a garden set across two levels and enclosed by high boundary fencing on all sides. A detached garage is situated to the side/rear of the dwelling.

Planing permission is sought for the conversion of the existing detached garage, currently used as storage/office space, to provide a music room, craft room and bathroom facilities comprising a shower and toilet. External alterations are limited to the replacement of the garage door on the front elevation with a window. On the east elevation, the existing side door would be replaced with a window, together with the addition of patio doors and an additional window. No alterations are proposed to the rear or west elevations which face neighbouring properties. The overall footprint, height and roof form of the existing garage would remain unchanged.

Relevant Planning History

None

Publicity

7 neighbours notified on 17 August 2026 - 3 Objections have been received and are summarised as follows:

- Concerns that the conversion is similar to that of a self-contained dwelling and the potential for use as student accommodation, airbnb, rental property and associated increased activity, noise, impact on parking.
- Concerns regarding the noise generated by the music room and whether it would be used for commercial use.
- The converted garage will have an overbearing and enclosing impact upon use of neighbouring property and garden.
- Loss of off-street parking.
- Works have started before any planning permission has been granted.
- Drainage details inadequate and more should be provided.
- Plans inadequate to show relation between the garage and neighbouring boundaries.

The issues and analysis section of this report responds to the points raised in these objections.

Statutory/Non-Statutory Consultations

n/a

Pre-start Conditions Not relevant

Development Plan and Policies

H2/3 Extensions and Alterations

EN1/2 Townscape and Built Design

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

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 garage is located at the side/rear of the host dwelling and is therefore only partially visible from the public realm. Views from the street are substantially screened by existing landscaping along the side frontage, and the proposal relates solely to the conversion of the garage, incorporating only limited external alterations.

Given the above, the proposal conforms to UDP Policy H2/3 and the guidance in SPD6 relating to extensions and alterations.

Residential Amenity

SPD 6 and UDP Policy H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

The proposal comprises the conversion of an existing garage and does not involve changes to the footprint, height or roof form. No new windows or doors are proposed within the rear or west elevations facing neighbouring properties and site boundaries. Given the above, the proposal would not result in any significant overlooking, loss of privacy, overbearing impact or loss of outlook and would not materially alter the relationship of the building with neighbouring properties.

As such, the proposal is considered acceptable in terms of residential amenity and complies with UDP Policy H2/3 and the guidance in SPD 6 relating to extensions and alterations.

Parking

The proposal would not increase the number of bedrooms, therefore SPD 11 Parking Standards need not be considered. Concerns were raised regarding the loss of off-street parking. However, the submitted site plan does not identify the garage as a parking space and, during the site visit, there was no evidence of the garage being used for vehicle parking. Furthermore, there is parking to the side of the main dwelling and it is therefore considered that the development would not result in severe impacts on parking provision or highway safety.

Response to objections

With regard to concerns that the proposal could function as a self-contained dwelling, the application has been submitted for the conversion of the existing detached garage to a craft/music room with associated bathroom facilities ancillary to the enjoyment of the host dwelling. The proposal must be assessed based on the use applied for, and there is insufficient evidence to conclude that the development would result in the creation of an independent dwelling. To ensure this arrangement is maintained, a planning condition has been imposed requiring that the converted garage shall not be occupied other than for purposes ancillary to the use of the dwelling.

Concerns regarding noise arising are acknowledged. However, the proposed use is described as ancillary to the existing dwelling and there is no indication within the application that the building would be used for commercial purposes. Given the domestic scale of the building, the proposal is not considered likely to generate levels of activity materially different from those typically associated with a residential property.

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Considering the relatively minor nature of the proposal, it is considered that sufficient information has been provided to assess the application in relation to drainage at this stage. Matters relating to the provision of drainage and connection to existing services are also subject to separate controls under Building Regulations. Similarly, the submitted drawings are considered sufficient to enable a full assessment of the proposal, including its siting, scale and relationship with adjacent land and properties.

The comments regarding works commencing prior to the determination of the application are noted but this is not a matter that affects the planning merits of the proposal and is not material to the determination of this application.

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 the drawings numbered: Location Plan; TDS-24-196-01; TDS-26-196-02; TDS-26-196-03 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 garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 24 Sycamore Drive.
Reason. To ensure that the building operates as being ancillary to the main building, rather than as a separate planning unit, for reasons of certainty, to protect the amenity of neighbouring residents and in the interests of securing well designed development, in accordance with Policies 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>
JS	25/09/26	DM	25/09/2026