

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 27/02/2026	Ref: 72739/FUL
Registration: 14/01/2026	LDFC: 20/02/2026	Expiry Date: 11/03/2026
Site Visit: 11/02/2026	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: DEL
		Stat Class: HOUS

Proposal: Part single/part two storey side extension and single storey rear extension

Location: 7 Kenmore Close, Whitefield, Manchester, M45 8EP

Description

The application relates to a two storey semi-detached property in the western corner of Kenmore Close. The front boundary is open onto the cul-de-sac with a brick driveway for the parking of vehicles. To the south-western side of the property, there is an access gate to the side and rear gardens for pedestrians. The south-western boundary of the site is formed by a detached garage, timber fencing and vegetation. The other side and rear boundary are formed by timber fencing and vegetation.

The proposal is to build a part single/part two storey side extension together with a rear single storey extension. The proposed side extension would project approximately 4m from the existing side elevation of the property and would incorporate a hipped roof set down slightly from the existing ridge height of the property to be a maximum of 7.6m in height with an eaves height of 5m. The ground floor of the proposed side extension would span the length of the existing property at 7.5m with the first floor set back from the front elevation by approximately 1m. The proposed ground floor outrigger to the side extension would incorporate a pitched roof a maximum of 3.1m in height.

The proposed rear extension would project approximately 3.5m from the rear elevation of the property, which matches the existing projection of the conservatory that is to be demolished to facilitate the build. It would incorporate a flat roof with roof lights approximately 2.9m in height and would span the length of the property extended as proposed at approximately 9.6m.

The street scene is residential in nature, predominantly of red brick two-storey semi-detached dwellings of the same design as the application property. Parking is generally off street with most properties featuring driveways for up to 2 cars. Given the property is located in a cul-de-sac, on street parking is uncommon, particularly at the end of the close where no 7 Kenmore Close is located.

Amendments

Amendments were sought in order to reduce the projection of the proposed rear extension to be no greater than that of the existing conservatory due to a habitable room window being impacted at the adjoining neighbour, 5 Kenmore Close.

Relevant Planning History

None

Publicity

7 neighbouring properties were consulted on 29/01/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H2/3	Extensions and Alterations
PfE	Places for Everyone
NPPF	National Planning Policy Framework

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.

Although the proposed side extension would be over half the width of the existing dwelling which is usually not considered acceptable, the scale of the proposal would be considered to be subordinate to the existing dwelling by virtue of it being set down from the existing ridge height of the property and it being set back from the front elevation of the dwelling by approximately 1m. Furthermore, the proposed side extension would be sited in the western corner of Kenmore Close, partially shielded from view by the existing dwelling and so the scale would have a limited impact on the street scene.

Despite the proposed side extension extending to the side boundary at the front of the property, given the siting of the property being in the top corner of the Close, and 9 Kenmore Close being sited perpendicular to the existing property, there would remain a visual break in the street scene and so the proposed would not lead to any terracing effect or overbearing impact within the street scene.

The proposed rear extension would be sited to the rear, away from any public vantage points and so would have no impact on the street scene.

Materials proposed are to match the existing as to appear consistent. Although access to the rear would not remain for storage of bins on non-collection days, it is noted that most properties along Kenmore Close store bins to the front or side of their properties on private driveways. Given this, the bin storage at the property would remain unchanged by the proposed and would not impact the street scene.

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-

5 Kenmore Close is the adjoining neighbour. The proposed rear extension projects approximately 3.5m from the original rear elevation of the property. SPD 6 states that 3m rear extensions on properties are usually acceptable and longer extensions may be acceptable where they do not impinge on habitable room windows at a 45 degree angle. Despite the proposed projecting further than 3m, and the proposed would impinge on a habitable room window at 5 Kenmore Close, the proposed rear extension is to match the projection of the existing conservatory. Given this, and the fact that the roof of the proposed would be slightly lower than that of the existing conservatory, it is unlikely to have any further impact to this neighbour. Sited away from the proposed side extension, there would be no impact.

9 Kenmore Close is the neighbour to the south/south-east of the application property. Given the siting of the properties being perpendicular to one another, and there being no habitable room windows in the side elevation of 9 Kenmore Close that could be impacted, the proposed side extension is unlikely to cause any further impacts. Furthermore, an existing detached garage at 9 Kenmore Close would be retained to create a shielding effect to any ground floor windows proposed in the side extension facing 9 Kenmore Close. Sited away from the proposed rear extension, there would be no impact.

Properties to the front retain 21m interface distance and properties to the rear 15m which is considered acceptable.

Parking-

The proposal would increase the number of bedrooms from 2 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered

The dwelling is sited within Zone 4 and therefore the parking standards for 4 bedroom and greater houses is 3 spaces. The proposed would not lead to the size of the existing driveway being reduced in size, which can cater for up to 2 cars. Although the top of Kenmore Close is a turning circle and therefore parking is not possible, parking is unrestricted further down the cul-de-sac. Furthermore, the site is sustainably linked and is within walking distance (1.3km) of Whitefield Metrolink and within 250m of bus stops.

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 PL01 Rev B, PL02 Rev B and PL03 Rev B 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> CO 27/02/2026	<u>Date</u>	<u>Sign off Officer</u> DM 04.03.2026	<u>Date</u>
--------------------------------------	-------------	--	-------------