

DELEGATED REPORT

Report by Amanda

Date of report: 04/03/2026

Ref:72780/FUL

Uhunmwagho

Registration: 23/01/2026

LDFC: 27/02/2026

Expiry Date: 20/03/2026

Site Visit: 27/02/2026

Site Notice: N/A

Press Date: N/A

Objections: 1

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Raising of roof ridge height with hip to gable roof extension, loft conversion and side and rear dormers

Location: 1 Pine Grove, Prestwich, Manchester, M25 3DR

Description

Planning permission was previously granted at this site for an almost identical development on 26/08/2025 (ref 72057). The applicant has submitted the current application as they now propose an additional dormer to the rear of the dwelling. The rest of the development would be as previously approved in application 72057.

The application relates to a previously extended, two storey detached house with a garden to the front and drive for one vehicle. There is a shared drive (with no.3 Pine Grove) at the side leading to a detached garage at the rear. At the rear of the house there is a single/two storey extension with a patio area directly to the rear and steps leading down to the garden. There are railings along the east side of the garden next to the drive and fences to all other boundaries. There is some planting to the end of the rear garden.

The proposal is to raise the ridge height of the existing dwelling by 975mm with hip to gable roof extension, loft conversion and rear dormers. There would be two rooflights installed to the front of the property and three rooflights to the roof of the existing two storey rear extension. The proposed dormer would be set back from the rear wall of the original dwelling by around 800mm and in from the side by around 345mm. It would be set down from the ridge by just over 300mm.

In addition to the dormer on the original section of roof space, the applicant proposes to extend a flat roof dormer over the existing two storey rear extension. It would measure approximately 5.4m long. It would be set in from the rear elevation by approximately 1.5m, back from the outer wall by approximately 740mm. It would be set down from the ridge by just over 300mm. There would be two obscurely glazed windows installed facing west.

Relevant Planning History

49908 - TWO STOREY REAR EXTENSION - Approve with Conditions 21/05/2008

58813 - Single storey extension at side and rear; Porch at front - Approve with Conditions 24/07/2015

59622 - Single storey extension at side and rear; Porch at front & infilling of front side of rear extension (amendment to approved planning application 58813) - Approve with Conditions 28/01/2016

72057 - Raising of roof ridge height with hip to gable roof extension, loft conversion and rear dormer - Approve with Conditions 26/08/2025

Publicity

12 neighbours notified on 05/02/2026 - One objection received.

A summary of the objection is noted below.

1. Impact on a neighbouring property through overshadowing, loss of sunlight and the follow on material harm (Section 70-2 of the Town & Country Planning Act 1990)
2. Financial Loss and impact on my property using renewable energy - I have a long term government backed FIT contract and this development will likely cause me financial loss as well as denying me the ability to use renewable energy
3. Environmental impact as a result of - use of a more grid electricity with increased CO2 emissions and reduced grid feed-in. (Section 19-1A Planning and Compulsory Purchase Act 2004)

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.

As viewed from the front the only change to the dwelling would be the increased ridge height and two rooflights. As the proposed materials would be considered to be in keeping with the existing dwelling and the character of the property would remain similar to what it is now it is considered that the development would not have any significant detrimental impact on the character of the existing streetscape along Pine Grove.

No.1 is the first property in the row on Pine Grove and as such there is a large gap between the site and nos. 30 and 32 Nursery Road to the west and to the east the ridge would be 975mm higher than the ridge at no.3 next door. The existing gap would remain between the two properties. Taking this into account the proposal is considered to be in keeping with the existing building and it would not have any significant detrimental impact on the existing streetscene along Pine Grove.

The dormers to the rear would not be readily visible from the streetscene and it is noted that the applicant could erect a smaller dormer on the original roof space under permitted development rules. As such the dormers including the render finish would be considered acceptable in this location.

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 -

- The north facing rear dormer would be just over 17m from the rear site boundary.
- The west facing rear dormer would be around 5m from the shared boundary with no.32 Nursery Road and over 20m away from the rear elevation of the property. As the dormer would be within 10m of the shared boundary the proposed windows would be obscurely glazed and unopenable in order to retain privacy levels between users of the roof extension and rear gardens to properties on Nursery Road. A condition would be added to the decision regards these windows.
- All of the development would be inside the residential curtilage. As such there would be

- no concerns regards encroachment on to neighbouring land.
- The raising of the ridge by 975mm would not have any significant detrimental impact on residential amenity at properties to the north, south and west of the site.
 - The application dwelling is directly west of no.3 Pine Grove next door. As the proposal seeks to increase the ridge height and add a dormer only, no part of the building would be any closer to no.3 than it is currently.
 - There are no habitable room windows on the side elevation at no.3 Pine Grove.
 - No.3 has solar panels installed to the front and rear slopes of the roof. The application property is due west of no.3 and the solar panels to the front face south. As such it is considered that the impact on the solar panels to the front of no.3, due to the increase of ridge height by 975mm, would be minimal and not sufficient enough to warrant refusal of the proposal.
 - The solar panels to the rear of the property face directly north. As such the increased ridge height to no.1 may have an impact on those panels. However, the existing roof of the application property would already cause some interruption to light at the rear of no.3 during the later parts of the day. The consideration would be whether the increase in ridge height would cause any further significant harm in terms of the impact on light to solar panels installed to the rear of no.3. Whilst it is accepted that the raising of the ridge would possibly result in more of a detrimental impact at no.3 during the later parts of the day, the roof of the rear extension would slope away from the east boundary which would help to minimise any detrimental impact on the neighbouring property. The side gable wall would be increased but it is considered that the existing building on site would already have some impact on these particular panels in the latter part of the day and any further impact due to the ridge height increase would be minimal and not sufficient enough to warrant refusal of the proposal.
 - The proposed dormers would be to the west side of the existing two storey rear extension. As such it would not have any detrimental impact on residential amenity at no.3 Pine Grove.
 - The proposed rooflights could be installed as permitted development, but it is considered that their positions would not cause any harm in terms of residential amenity at surrounding properties and gardens.
 - The development would not have any detrimental impact on existing parking arrangements within the site.

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 in terms of separation distance to the surrounding properties.

Parking -

The proposal would increase the number of bedrooms from 4 to 5 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has a drive to the front for one vehicle and a shared driveway to the side leading to a detached garage. There are also no parking restrictions to the highway in front and there is public transport available nearby. In this instance then the parking arrangements are considered sufficient.

Response to objection -

The objection has been addressed in the residential amenity section of the report.

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 TDS-24-196-01, TDS-25-196-02, TDS-25-196-02.5, TDS-25-196-03, TDS-25-196-04 and TDS-25-196-05 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 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 and the rear dormers would be rendered.
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>
AU - 04/03/2026		DM 05.03.2026	