

DELEGATED REPORT

Report by Amanda

Date of report: 04/06/2026

Ref:73155/FUL

Uhunmwagho

Registration: 30/04/2026

LDfC: 04/06/2026

Expiry Date: 25/06/2026

Site Visit: 21/05/2026

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Two storey side/rear extension; Single storey rear extension; Front Porch

Location: 4 Hillside Avenue, Whitefield, Manchester, M45 7SF

Description

The application relates to a two-storey semi-detached house on Hillside Avenue, close to the junction with West Avenue, with a small porch to the front. Along the front boundary there is red brick wall with railings along the top and planting to the rear. There is a pedestrian gate to the front of the site and a drive to the northwest side of the site. There is a brick wall with railings along the boundary with no.6 Hillside Avenue next door and the drive access has brick pillars to both sides, but no gates. The rear garden is fenced off from the front garden and there is a gate for external access.

There is a paved area to the side of the house and a small patio at the rear. The rest of the garden is lawned with raised flower beds to all sides. There is fencing to all boundaries at the rear. The rear boundary is adjacent to a parking area/side garden at no.339 Bury New Road.

The proposal is to build a two storey side/rear extension, single storey rear extension and a front porch. At the front the porch would project 1m forward of the existing front elevation and it would measure approximately 2.9m wide. The roof would be pitched.

At the side the two-storey extension would be built flush with the existing front elevation at ground floor level and the first floor would be set back approximately 1m. It would measure around 4.3m wide at the front and at the rear it would project approximately 1.7m out to the side. The extension would be stepped in at the side due to the angled boundary and a gap for access to the rear garden would be retained, and at the rear it would project 1.8m past the existing rear elevation of the original dwelling. The extension would provide a wc, utility room, office and external store at ground floor level and at first floor there would be a bedroom and en-suite shower room. The main part of the roof would be hipped and a small area to the rear would be flat.

The single storey rear extension would measure 6m x 1.8m and it would have a flat roof. This extension would provide an extended kitchen and dining area. The driveway to the front would be retained.

Relevant Planning History

N/A

Publicity

6 neighbours notified on 13/05/2026 - 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.

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 proposed finished materials and design would be considered to be in keeping with the original dwelling. The front porch would be slightly larger than the existing one, but there are a number of different styles and sizes of porches along Hillside Avenue. The proposed porch would be set well back from the highway in front and as such it is considered that it would not have any significant detrimental impact on the character of the existing streetscene.

The hipped roof to the main part of the extension would be in keeping with the existing and neighbouring dwellings. There would be a small area of flat roof to the two-storey extension at the rear. This would be a relatively small area but it would be openly visible from the rear given the openness of the site behind. The extension would be finished with materials that would be considered to be in keeping with the existing building and as such when viewed from the rear it would not appear overly intrusive in terms of visual amenity. It is considered that in this instance the flat roof design of the two-storey rear extension would be acceptable in this location.

The single storey rear extension would also have a flat roof and would be finished with materials that would be considered to be in keeping with the existing dwelling. It would project to a similar point as the extension on the adjoining property. This part of the development could be built under permitted development rules. There are no proposed changes to the front boundary. The design of the proposal is 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 -

- Separation distances to properties to the front and rear would be acceptable in terms of SPD 6.
- The distance from the two storey rear extension to the rear boundary would be around 3.6m to the side boundary with the rear garden of no.6 next door. As the window would be obscurely glazed to an en-suite shower room this shorter distance would be acceptable in terms of SPD 6.
- The single storey rear extension would project to a similar point as the single storey structure at no.2, to the south and there would be no windows in the side elevation facing this property.
- There would be no windows to the side of the two storey extension facing no.2 Hillside Avenue.
- Both ground and first floor windows to the north side of the two storey side extension would be obscurely glazed to retain privacy levels between users of the extension and the neighbours at no.6 Hillside Avenue. A condition would be added to the decision to ensure these windows retain obscurely glazed at all times in the future.
- Given that the application property is built at an angle to no.6 to the north the proposed extensions would not project beyond the rear elevation of this property.
- At the front the proposed porch would be built in a similar position to the existing one. As such it would not cause any obstruction to the parking arrangements within the site.
- There is currently one parking space on site and this would remain following the construction of the proposed extensions.

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 2 to 3 (plus a study) 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 2 parking spaces. Parking would be as existing to the front drive which would be unaffected by the development and there is space for one vehicle. The area has on street parking and there is public transport available nearby. In this instance then the parking arrangements are considered sufficient.

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 0E1 and 502 received on 30/04/2026 and drawing numbered 0P1.3 received on 28/05/2026 as modified by the email from Gold Sketch Studios Ltd dated 28/05/2026. 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.
- 4 Before the first occupation of the extension hereby permitted the ground and first floor windows to the side elevation, and the first floor window to the rear elevation of the two-storey extension shall be fitted with obscured glazing and be unopenable below an internal height of 1.7m, and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and

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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 -	04/06/2026	DM	08.06.2026