

DELEGATED REPORT

Report by Amanda

Date of report: 21/10/2025

Ref:72340/FUL

Uhunmwagho

Registration: 02/09/2025

LDFC: 07/10/2025

Expiry Date: 28/10/2025

Site Visit: 20/10/2025

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

Location: 34 Lichfield Drive, Prestwich, Manchester, M25 0HX

Description

The application relates to a previously extended, two-storey semi-detached house with a small front garden and drive for one vehicle to the front of the site. There is a short wall and fence along the front and south side boundary and a hedge along the north side. Access to the rear garden is through the property. There are fences to all boundaries at the rear and there is an existing single storey rear extension. The attached property has a single storey extension adjacent to the shared boundary and the unattached neighbour has a two-storey extension next to the boundary.

Planning permission has been granted at this property for a virtually identical development on 28/05/2021, but the permission has lapsed so the applicant has submitted the current application.

The proposal is build a two storey side/rear extension and a single storey rear extension. The extension would project to the same point as the existing single storey extension and would be extended right up to both side boundaries. The extension would be two storeys to the south side of the rear elevation with a single storey Succah extension adjacent to the shared boundary with no.2 Hereford Drive. There would be one upper floor bathroom window to the side elevation.

Relevant Planning History

63735 - Two storey extension at side/rear and single storey extension at rear - Approve with Conditions 25/03/2019

66576 - Two storey extension at side/rear and single storey extension at rear - Approve with Conditions 28/05/2021

Publicity

7 neighbours notified on 17/09/2025 - 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 extensions would be built on the rear elevation of the property and as such would not be readily visible in the streetscene along Lichfield Drive. It would be built with materials and a design that would be considered in-keeping with the existing property as well as surrounding properties.

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 distance from the rear of the extension to the rear boundary would be acceptable in terms of SPD 6.
- The single storey extension would project less than 1m past the rear of the extension at no.2 Hereford Drive next door.
- There would be no windows in the side of the two-storey extension facing no.2 Hereford Drive.
- On the south side elevation there would be one first floor bathroom window installed. This would be very close to the side elevation of no.32 Lichfield Drive next door, but as the room is classed as being no-habitable the close proximity would be considered to be acceptable.
- The two-storey extension would project to a similar point as the two-storey extension at no.32 next door. There are 5 windows to the side elevation of no.32 and the extension would be built very close to them. However these windows are all to rooms classed as being non-habitable. Taking this into account it is considered that there would not be any seriously detrimental impact on residential amenity at this property.
- As the extension would be built on the rear of the existing dwelling it would not have any significant detrimental impact on residential amenity to properties to the front of 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 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 front garden and drive.

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 23061-DEW-00-DR-A-00300 Rev P01, 23061-DEW-00-DR-A-00002 Rev P01, 23061-DEW-00-DR-B-00100 Rev P01, 23061-DEW-00-DR-B-00200 Rev P01, 23061-DEW-00-DR-B-00300 Rev P01, 23061-DEW-RF-DR-B-00100 Rev P01, 23061-DEW-00-DR-B-00002 Rev P01, 23061-DEW-00-DR-A-00100 Rev P01 and 23061-DEW-00-DR-A-00200 Rev P01 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.

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 - 21/10/2025		HL - 23/10/2023	