

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 18/03/2026	Ref: 72844/FUL
Registration: 11/02/2026	LDFC: 12/03/2026	Expiry Date: 08/04/2026
Site Visit: 04/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side extension; Single storey front and rear extension

Location: 20 Derwent Close, Whitefield, Manchester, M45 8HL

Description

The proposal relates to a two storey end terraced dwelling on the north-western side of Derwent Close. The boundary is open to the front with a grassed area separating the property and the pavement. To the northern side, there is an access gate for pedestrian access into the rear garden. Timber fencing forms the boundaries surrounding the rear garden.

The proposal is to build a two storey side extension together with a single storey front and rear extension. The proposed side extension will project a maximum of 4.4m from the original northern side elevation of the property and will span the length of the property, being a maximum of 6.2m in length. It will incorporate a gable roof to match the existing height of the property, a maximum height of 6.4m with an eaves height of 5m.

The proposed single storey rear extension will project from the rear elevation of the property by 2.7m. It will span approximately 8.3m in length and will incorporate a pitched roof a maximum of 3.4m in height with an eaves height of 3m.

The proposed front extension will project 1.9m from the original front elevation and will span 7.3m across the front of the property. It will also incorporate a pitched roof, a maximum of 3.6m in height with an eaves height of 2.4m.

The street scene is residential in nature, predominantly of terraced dwellings. Parking at the locality is mixed. Some properties feature driveways for 1-2 cars however some properties have no private driveway and therefore on street parking is common.

Amendments

Amendments were sought to remove a window from the southern side elevation of the proposed rear extension, to reduce the risk of any privacy impacts to the adjoining neighbour.

Relevant Planning History

None

Publicity

8 neighbouring properties were consulted on 19/02/2026. One objection comment has been received detailing the following concerns:

- The side extension puts it right up against No18, which has done the same, and this will completely block off access to the rear of No 22 and 24.
- Concern over what the neighbour will do should they need to get materials/access to

the rear of their property.

- There is a right of way in place as each back garden fence has a gate for access.
- Having no access to the rear of the house would severely devalue the neighbour's house.
- The development at No18 Derwent Close was started 6 years ago and it is still ongoing.

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
NPPF	National Planning Policy Framework
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 scale of the proposed side extension is considered to be acceptable as will match the height of the existing property and therefore will appear consistent with the host dwelling and with the area. Although not set back from the front elevation, the proposed would be set off the boundary by 1.2m and, as the area is characterised by terraced dwellings, this would be considered acceptable.

Materials proposed are to match the existing dwelling, and bin storage would remain to the rear for storage of bins on non collection days.

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.

Residential Amenity-

22 Derwent Close is the adjoining neighbour. The proposed rear extension would project 2.7m from the rear elevation of the property, compliant with the guidance outlined within SPD 6 that states 3m rear extensions are usually considered acceptable. Sited away from the proposed front and side extensions, there would be no impact.

18 Derwent Close is sited to the north of the application property. There are no proposed windows in the side elevation of the side extension that would cause any privacy impacts to this property and no windows in this neighbour facing the proposed that could be impacted. As the rear extension is policy compliant, it would not cause any unacceptable impact to this neighbour. In terms of the porch, there would be no impingement on habitable windows on a 45 degree angle to this neighbour. There is a window proposed in the porch facing this neighbour however this would not lead to views directly into any habitable room windows, and would not serve a habitable room. Given the above, the proposed is considered acceptable.

Properties to the front retain an interface distance of over 19m and to the rear of over 23m. This is compliant with the guidance outlined in SPD6.

Parking-

The proposal would increase the number of bedrooms from 3 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The site is located within Zone 4 with 4 bed houses or greater requiring 3 off road car parking spaces. The existing parking provision at the site does not meet the guidance

outlined within SPD 11, and parking on street in this location is very common. Furthermore, the site is located within 200m of bus stops and within 1km of Besses O'Th' Barn Tram Stop. Given this, the parking shortfall in this instance is considered acceptable.

Response to Objection Comment-

The proposed side extension is set off the boundary with no 18 Derwent Close by 1.2m, meaning access to the rear down this side is retained.

Whether a right of way is in place is a civil/legal matter. There is no public right of way. Devaluation of neighbouring properties/other property developments are not material planning considerations.

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 26001-P02 and 26001 P04, scanned 17/03/2026 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO 18/03/2026			