

DELEGATED REPORT

Report by Jane Langan	Date of report: 19/03/2026	Ref: 72857/FUL
Registration: 13/02/2026	LDfC: 17/03/2026	Expiry Date: 10/04/2026
Site Visit: 25/02/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey rear/side extension; Demolition and replace single storey rear extension

Location: 25 Starling Road, Radcliffe, Manchester, M26 4LW

Description

The property is a large semi detached house in brick/render with timber cladding detail. It sits on a large plot, raised from the public footpath level and with a red brick wall and hedges running along the front boundary. The site has garden to the front, side and rear and also to the side is a lengthy drive leading to a detached garage. Part of the rear elevation of the house projects out with a two storey outrigger and at ground floor there is a courtyard that links to a single storey outbuilding with utility room/wc. This building has a dual pitched roof and half belongs to the adjoining No.27. This neighbouring property is a mirror image to the rear and also has a courtyard from the back of the house separated by a brick wall. The end section of the site garden is within the Green Belt and there are a number of trees which are subject to individual Tree Preservation Orders. Beyond the rear boundary is open land.

The application includes a two storey extension which would come 2.3m out at the side set back 11.9m from the front elevation. It would be 5.27m deep and extend across the rear elevation for 7.96m where it would then reduce to single storey for the remaining 2.26m up to the boundary. The extensions would form a utility, kitchen and living area with an additional bedroom and ensuite at first floor. An existing bedroom would be converted to a bathroom.

Relevant Planning History

45337 - Outline - residential development 1 no. two storey dwelling - Withdrawn 24/11/2005
45747 - Erection of detached dwelling (outline) - Refused 10/01/2006

Publicity

Surrounding neighbours were notified by letter on 23/02/26. A 14 day letter sent to No.27 on 03/03/26 with regard to the side elevations to this neighbour added to plans. No responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 and design - The proposed two storey would be set well back from the frontage with 2.3m visible at the side from the main street view. The extension would project out forming a side gable wall. It would have matching features to the main house including brick, render, timber cladding and roof tiles. There would also be matching details such as brick plinths, brick banding and window surrounds. Extending to the rear the two storey would also form a gable with the single storey section flat roofed with a roof light.

The proposal is considered acceptable and in keeping with the existing property and would

not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms remaining as 4 bed. SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide 3 parking spaces. The site as existing has a lengthy drive which can accommodate this level of parking.

Residential amenity - In relation to the adjoining No.27, where two storey the proposed extension would be set away from the boundary. There would be no encroachment over a 45 degree line from the closest window to the first floor rear of the outrigger. This would also appear to also be a non habitable room with bedroom windows are located to the side elevations. No.27 does have a bedroom window to the party wall side to the main rear elevation which sits behind its outrigger and that to the site. With the set in from the boundary of the proposed two storey there would be no significant impact on this window. The proposed single storey would infill the courtyard area along the boundary with No.27 and replace the existing utility building which would see it come approximately 1.7m beyond that to No.27. The impact to No.27 would be the infilled courtyard at approximately 4.1m deep. SPD6 deems single storey rear extensions at 3m as acceptable and beyond this it should be demonstrated that the amenity of the neighbour will not be seriously and detrimentally affected. With the proposed extension running between the courtyard and outbuilding to No.27 it is not considered that the additional 1.1m in excess of the 3m would make any significant difference in terms of light or outlook.

To the south side of the site the proposed extension would come out 2.3m from the existing side elevation and with living and bedroom windows to the ground and first floor. There would be approximately 20m to the boundary with the properties to this side which would be well in excess of SPD6 Aspect Standards.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 2550-GTA-XX-XX-DR-A-1000, 2550-GTA-XX-XX-DR-A-1001, 2550-GTA-XX-XX-DR-A-1002 Revision A, 2550-GTA-XX-XX-DR-A-1003 Revision A, 2550-GTA-XX-XX-DR-A-1004 Revision B, 2550-GTA-XX-XX-DR-A-1005, 2550-GTA-XX-XX-DR-A-1006 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

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pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL - 19/03/2026		HL - 19/03/2026	