

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 12/05/2026	Ref: 73040/FUL
Registration: 15/04/2026	LDfC: 08/05/2026	Expiry Date: 10/06/2026
Site Visit: 01/05/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey rear extension and loft conversion with rear dormer

Location: 3 Wingate Drive, Whitefield, Manchester, M45 7GX

Description

The application property is a semi-detached bungalow sited to the eastern side of Wingate Drive. The front of the property is separated from the pavement by a driveway, with an access gate at the southern elevation of the property for pedestrian access to the rear garden. The boundaries of the rear garden are formed by timber fencing, hedges and a wall.

The proposal is to build a single storey rear extension together with a rear dormer to facilitate a loft conversion. The proposed rear extension would project 3m from the rear elevation at the northern side, and would project 4m from the southern side. It would span approximately 8.1m in length across the rear of the property. It would incorporate a flat roof with a roof lantern, a maximum of 3.2m in height.

The proposed rear dormer would project a maximum of 3.6m from the rear roof plane, and would be a maximum height of 2.4m. It would span 8.3m in length.

The street is residential in nature, and parking is predominantly off street however on street parking is unrestricted and not unusual.

Amendments

Amendments were sought to reduce the projection of the rear extension to the north to 3m to ensure no impingement on neighbouring habitable room windows at 1 Wingate Drive.

Relevant Planning History

None

Publicity

5 neighbouring properties were consulted on 15/04/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD5	DC Policy Guidance Note 5: Affordable Housing
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 proposed rear extension is sited within the rear garden of the application property and as such will not be visible from the street scene and will have a limited impact on the visual amenity of the area.

The proposed rear dormer is also sited to the rear and as such is not likely to be visible from Wingate Drive and therefore would have limited visual impact on the area. Although it may be visible from the rear properties, property types in the area vary and so it is unlikely it would cause any further impact.

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

Given the above, the proposal complies with Policy H2/3 of Bury's Unitary Development Plan, and SPD 6 and is therefore considered acceptable.

Residential Amenity

SPD 6 provides guidance on aspect standards between residential dwellings.

1 Wingate Drive is the adjoining neighbour to the north. SPD 6 states that single storey rear extensions projecting 3m are considered acceptable. Towards this neighbour, the proposed would project 3m and so considered acceptable. The proposed dormer would introduce habitable room windows at first floor level. Despite this causing an overlooking impact to neighbouring gardens, SPD 6 states that proposals that could be undertaken using permitted development rights are a material consideration. A dormer of similar scale, and floor plan, could be developed using permitted development rights and so, in this instance, this would be considered acceptable.

5 Wingate Drive is the neighbour to the south. The proposed rear extension, although projecting over 3m, would not impinge on habitable room windows at a 45 degree angle and therefore would be considered acceptable.

All neighbours to the front would be sited away from the proposals and therefore would not be impacted.

Neighbours to the rear retain over 20m interface distance, compliant with the guidance outlined in SPD 6. The proposed first floor windows also retain over 7m to the rear boundary.

Parking

The proposals would increase the number of bedrooms from 2 to 3, with SPD 6 stating that this requires the parking provision at the property to be considered.

The application property is sited within Zone 3, with SPD 11 stating that 2 and 3 bedroom homes should have 2 car parking spaces. As the proposed does not decrease the parking provision at the property, and SPD 11 does not require the provision to increase, this is therefore considered acceptable.

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 3197_WHI_01_Planning_Rev_B 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> CO 12.05.2026	<u>Date</u>	<u>Sign off Officer</u> DM 22.05.2026	<u>Date</u>
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