

DELEGATED REPORT

Report by Amanda

Date of report: 21/07/2025

Ref:71932/FUL

Uhunmwagho

Registration: 02/06/2025

LDfC: 09/07/2025

Expiry Date: 28/07/2025

Site Visit: 01/07/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear extension, first floor side and front extensions and internal alterations

Location: 27 Sergeants Lane, Whitefield, Manchester, M45 7TR

Description

The application property is a two storey detached house with a brick finish with some upvc cladding to the front. To the front there is an open garden and a driveway which could accommodate 2 vehicles. At the rear there is a private garden with fences to all boundaries. Directly to the rear of the property is a small patio area and the garden slopes up towards the rear boundary. Some digging out has commenced at the rear/side of the dwelling.

The proposal is to build a single storey rear extension, first floor side and front extensions as well as internal alterations. At the rear the single storey extension would be built on the southwest side of the existing dwelling. It would measure 2.4m x 4.2m and the roof would be hipped.

The proposed first floor extension would be built directly above the existing single storey section to the side of the dwelling. It would measure 2.4m x 7.9m and the roof would be hipped.

At the front the first floor extension would be built directly above the existing hallway and it would measure 1.4m x 3m. The roof would be pitched and there would be full height glazing to the front elevation. All of the external elevation would be finished with a smooth white render.

Relevant Planning History

49461 - Single storey rear extension - Approve with Conditions 19/03/2008

Publicity

5 neighbours notified on 09/06/2025 and 1 neighbour on 17/06/2025 - 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 have a similar design to others on this estate and the proposed white render finish to all elevations would be different compared to the existing brick walls, but given there are a mixture of rendered and brick finished buildings in the immediate vicinity it is considered that the render would not have any significant detrimental effect on the character of the streetscene.

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 -

- Properties to the front and rear of the site would be an acceptable distance from the proposed extensions in terms of SPD 6.
- There would be over 7m from the rear of the proposed first floor extension to the rear boundary. This would be acceptable in terms of SPD 6.
- The new windows to both side elevations would be to bathrooms/wc only and would be obscurely glazed in order to retain privacy levels between the application dwelling and the two adjacent properties.
- The proposed front and side extensions would be to the first floor only and would not interfere with existing parking arrangements to the front of the site.
- The proposed internal alterations could be undertaken without the need for prior planning permission.

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 driveway at the front.

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 25/1326/100, 25/1326/101, 25/1326/102, 25/1326/103A, 25/1326/201, 25/1326/202A and 25/1326/203B 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 be smooth white render to all elevations and black upvc windows.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations 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.

- 4 Before the first occupation of the extension hereby permitted the windows all new windows to both side elevations shall be fitted with obscured glazing 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 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 - 21/07/2025		DM - 23/07/2025	