

DELEGATED REPORT**Report by** Amanda**Date of report:** 24/06/2026**Ref:**72455/FUL

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Registration: 05/05/2026**LDfC:** 29/05/2026**Expiry Date:** 30/06/2026**Site Visit:** 18/05/2026**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 extension at front and single storey extension at rear; Erection of replacement detached garage/covered open area

Location: 57 Riverside Road, Radcliffe, Manchester, M26 2PX

Description

The application relates to a two-storey semi-detached house situated at the head of a cul-de-sac. The whole of the front and side of the site is hardstanding providing on site parking for several vehicles. There is also an existing detached garage to the side measuring 6m long. The boundary with no.55 has planting to the front and a fence to the rear. The boundary is open at the front with no.59 and there is fencing to the rear. There is a fence along the rear boundary with land at Close Park to the rear. All of the rear garden is hardstanding.

The proposal is to build single storey extensions to the front and rear of the dwelling, as well as rebuilding the garage, as the existing garage has asbestos, with the addition of a glazed covered area to the rear. At the front the single storey extension would project 1.5m forward of the existing front elevation and it would measure 4.5m wide. The roof would be mono-pitched.

The rear extension would project approximately 3.77m from the original rear elevation. It would measure 4.5m wide. The roof would be mono-pitched and there would be a window to the rear and door to the side elevation.

The existing garage would be demolished as it has asbestos. The new garage would be built in a similar position but it would measure 8m in length and there would be a covered area to the rear projecting a further 4m. The structure would measure approximately 3.9m wide and the roof would be pitched to a similar height as the existing garage. There would be no windows to the side of the garage adjacent to the shared boundary with no.55 and there would be an entrance door and a window to the side. Internally there would be around 6m of garage space to park a vehicle with a small store room to the rear.

The pitched roof would extend over the covered area to the rear of the garage which would have glazing to all elevations, with an opening for access from the existing garden/patio.

Relevant Planning History

N/A

Publicity

2 neighbours notified on 06/05/2026 - One comment received.

- No objections to the extensions to the dwelling.
- No objections to the replacement garage as long as it is built in a similar position away

from the boundary fence.

- The plans show space for four vehicles to the front of the site. They state that there would not be space to park two vehicles directly in front of the dwelling as shown on the site drawing. Maybe one could park at the front, but not two as shown.
- They are a small cul-de-sac and there is a turning circle to the front of the site. It isn't a permanent parking area. No-one minds a little temporary parking if there are visitors or a workman arrives but it is not a regular parking bay. Several neighbours are keen that I should mention this.

Statutory/Non-Statutory Consultations

EDS Head of Parks and Countryside - No comments or objections received.

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 proposed replacement garage would be built in the same position as the existing one and would be built with the same design and finished materials as the existing structure. It would be set back from the original front elevation of the dwelling by around 5m.

The new covered area would be located to the rear of the garage and would not be visible in the public realm. As such the replacement garage and covered area to the rear would not have any significant detrimental impact on the character of the existing streetscene.

The proposed single storey extensions to the front and rear of the dwelling would be built with materials and a design that would be considered to be in keeping with the existing building, as well as with other properties nearby.. The extension to the rear would not be openly visible in the streetscene but the front would. The extension to the front would be similar to other front extensions to properties along Riverside Road. The design of the proposal is considered acceptable in this location.

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 -

- There are no residential properties directly to the front or rear of the site.
- The single storey rear extension would project approximately 3.8m from the original rear elevation and it would be just over 500mm away from the shared boundary with the attached dwelling. The site is positioned south of the attached property. As such it may have some detrimental impact on light to the rear of no.59 during part of the day. However, the neighbour has not objected to the proposal so the projection of 3.8m would be considered acceptable under the Larger Homes Scheme.
- There would be no windows to either side of the rear extension and there would be a single door located to the south side. This would be for access to the rear garden and it would face on to the applicant's garage.
- At the front the single storey extension would project around 1.5m forward of the existing front elevation and it would be around 500mm off the shared boundary with the attached property. The extension is due south of the attached property and it could have some detrimental impact on light to the ground floor front window next door, but the 45° rule would be satisfied in terms of SPD 6. As such it would be considered acceptable in this location.

- The front extension would be around 4.8m set back from the front boundary and would not directly face another residential property.
- The proposed garage would replace the existing one and it would be built in a similar position as the existing garage. The plans show that the extension would be built away from the boundary with no.55 to the south of site and there would be no windows in the elevation adjacent to the boundary.
- The applicant also proposes to build a covered seating area to the rear of the garage. This structure would project 4m from the rear of the garage which would result in a structure measuring around 12m adjacent to the shared boundary. The site is due north of no.55. The existing garage measures around 6m, so it is impact of the additional 6m to the rear of the garage which needs to be assessed. The structure would be located close to the north rear corner of the garden of no.55, away from the dwelling and patio area, and there are some small bushes and other planting next to the shared boundary belonging to no.55. As such it is considered that the replacement garage and the covered area to the rear would not have any significant detrimental impact on residential amenity to the rear garden and property at no.55 next door. The neighbour has not objected to the proposed garage/covered area.
- The covered area to the rear of the garage would be glazed to all elevations with an opening for access from the applicant's rear garden. The glazing to the rear elevation and north side elevation would have clear glazing and the south side elevation would have obscure glazing. This is due to the close proximity of the structure to the shared boundary with no.55. A condition would be added to the decision stating that the glazing to the side elevation adjacent to no.55 Riverside Road would need to remain obscurely glazed at all times in the future. This would be to ensure privacy levels would be retained between both the application site and no.55 next door.
- As there is only parkland and a lot of trees and planting to the rear of the site the glazing to the rear would be acceptable with regular clear glazing, as would the north side which would overlook the applicant's own garden.
- The drive length to the front of the garage would measure around 12m long and could accommodate up to two cars. It could also be possible to park one vehicle across the front of the site, as well as one in the garage.

Taking the above into account 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.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. There would be parking on site for at least two vehicles to the front of the site, plus one space in the garage.

Response to neighbour comments -

The concerns of the neighbour have been addressed in the report above as well as by way of the revised site/parking drawing received.

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 RR-02 and RR-03 received on 28/04/2026, drawing numbered RR-04 received on 29/04/2026 and drawing numbered RR-01 received on 24/06/2026 as modified by the email from Mr Neil Sharp dated 24/06/2026. The development shall not be carried out except in accordance with the details 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.
- 5 Before the first occupation of the detached garage with covered area to the rear hereby permitted the windows on the south side elevation shall be fitted with obscured glazing (minimum level 3 obscurity) up to an internal height of at least 1.7m 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 - 24/06/2026		HL 25.06.2026	