

DELEGATED REPORT**Report by** Amanda**Date of report:** 22/06/2026**Ref:**73224/FUL

Uhunmwagho

Registration: 19/05/2026**LDfC:** 22/06/2026**Expiry Date:** 14/07/2026**Site Visit:** 09/06/2026**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:****Adv Type:** N/A**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS**Proposal:** Two storey side extension**Location:** 55 Chapel Road, Prestwich, Manchester, M25 9SQ**Description**

The application relates to a two-storey, semi-detached property located on the corner of Chapel Road and Roman Road. There is a porch to the front, single storey extension to the side and the whole of the site is hardstanding. There is a fence to the front and side boundaries with a gate for vehicle access to the rear of the property, accessed from Roman Road.

The proposal is to build a two-storey side extension which would provide a snug and living room at ground floor level and two further bedrooms at first floor. The whole of the extension would be built at an angle to reflect the north side boundary which is angled compared to the dwelling on site. It would measure 2.45m wide at the front and 5.11m to the rear. The walls would be rendered to match the existing building.

Relevant Planning History

N/A

Publicity

12 neighbours notified on 29/05/2026 - 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 extension would have a render finish to match the existing building and the roof would be hipped to reflect the existing roof style. As there are no properties directly to the north of the site a first floor set back would not necessarily be required. However, the plans show that the first floor would be set back from the original front elevation by 500mm and the roof would be set down from the existing ridge. This would ensure that the extension remains subservient to the original dwelling.

The whole of the extension would be set in from the side boundary by 2m. This would be in

line with the requirements set out in SPD 6. Given the location of the dwelling and the space between the site and flats to the rear the position of the extension would appear acceptable in the streetscape. The design of the proposal is considered to be in keeping with the existing building.

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 -

- The separation distance from the extension to properties at the front and rear would be acceptable in terms of SPD 6.
- There would be a door installed to the side elevation but no ground floor windows.
- With regards to upper floor windows there would be bedroom windows to the front, side and rear of the extension. At the rear there would be a high level window installed to bedroom 4 as the distance to the rear boundary would be around 4m, and SPD 6 requires there to be at least 7m from the first floor habitable room window to a boundary. As the window would be high level there would be no direct views over the flats to the rear of the site. A condition would be added to the decision stating that this window should remain as high level at all times in the future, in order to maintain privacy levels between users of the room and neighbouring properties to the rear.
- The first floor windows to the side and front elevations would be within 7m of the boundaries. However, as any views from these windows would be over the highway and not directly towards another property or garden they would be considered to be acceptable in this instance.
- As the extension would be built wholly on the north side elevation there would be no significant detrimental impact on residential amenity at no.53 Chapel Road, attached.
- There would be no changes to the existing boundaries.
- The drawings show that all of the development would be within the residential curtilage.
- As the whole of the site is hardstanding parking would still be available to the rear of the site, accessed by the existing gate.

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 increase the number of bedrooms from 3 to 5 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. Once the extension is built there would be around 14m of hardstanding remaining to the rear of the site which would be accessed via the existing vehicular access gate. This would be sufficient enough to park at least 2 vehicle within the site. There are no parking restrictions to the highway to the front of side of the site, and there is public transport available close by. In this instance then the parking arrangements are considered sufficient.

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 124-100, 124-110, 124-111, 124-120, 124-130, 124-131, 124-200, 124-211, 124- 230 and 124-231 received on 20/05/2026 and drawings numbered 124-210-A and 124-220-A received on 15/06/2026 as modified by the email from Mr Aftab Shaikh dated 15/06/2026. 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 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 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.
- 4 Before the first occupation of the extension hereby permitted the first floor high level window on the rear elevation shall be installed at a height of no less than 1.7m, as measured from the internal floor level 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 - 22/06/2026		HL 25.06.2026	