

DELEGATED REPORT

Report by Claire Booth	Date of report: 25/06/2026	Ref: 73164/FUL
Registration: 04/05/2026	LDFC: 06/06/2026	Expiry Date: 29/06/2026
Site Visit:	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: Front Porch

Location: 18 Cambeck Close, Whitefield, Manchester, M45 8NF

Description

This application relates to a mid-terrace property on Cambeck Close that is a cul-de-sac accessed off Ribble Drive, Unsworth. The application building is located on the north-east side of the Close, close to its inverted 90 degree corner.

The property has a stepped frontage, as the existing front door is within part of the front elevation is set back from the remainder of the front elevation of the dwelling.

The application proposes a porch to the front elevation of the property to bring the existing front door wall forward and to relocate the door to the side of the proposed extension. The proposed extension would extend the existing front hipped roof addition sideways, towards no. 16 Cambeck Close, by 0.9m and would be approximately 2.3m deep.

Relevant Planning History

No planning history.

Publicity

6 neighbouring properties were consulted by letter on the 15 May 2026.

No representations have been received.

Statutory/Non-Statutory Consultations

United Utilities (Water and waste) - No comments or observations received.

Pre-start Conditions - Not applicable.

Development Plan and Policies

H2/3 Extensions and Alterations
SPD6 Supplementary Planning Document 6: Alterations & Extensions

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

Each pair of terraced dwellings on Cambeck Close all have a single storey hipped roof front extension, which when the properties were built, all contained recessed garage door openings. Many of the properties, including the application site, have removed this garage door feature and replaced it with a window built forward to be flush with the front elevation of the site.

The proposed porch would be of a typical domestic design and would extend the existing single storey hipped roof design feature so the recessed front door would be brought forward to match the projection of the existing single storey hipped roof addition. The proposed porch would be in keeping with the existing house, and would be in keeping with similar extensions and alterations that neighbouring properties have undertaken. The proposed extension would be rendered to match the render present on the existing single storey hipped roof front addition. On this basis, the proposal is acceptable.

Residential amenity

The adjoining neighbour has a front entrance door directly opposite the proposed front door. Whilst this is the case, there would be no serious impact on their amenity.

Conclusion

For the reasons explained above, 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 permission relates to the following plans:

Drawing no. PP-14901803v1: Location Plan;
Drawing no. TDS-24-196-03: Proposed Site Plan; and,
Drawing no. TDS-25-196-04: Proposed Floor Plan & Elevations.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan, Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	26/06/2026	HL	25.06.2026