

DELEGATED REPORT

Report by Helen Leach	Date of report: 07/04/2026	Ref: 72860/FUL
Registration: 23/02/2026	LDfC: 18/03/2026	Expiry Date: 20/04/2026
Site Visit: 01/04/2026	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: First floor extension with side dormer and cladding

Location: 10 Mount Pleasant, Prestwich, Manchester, M25 2SD

Description

The property is a semi-detached dwelling, which is located in the Green Belt. The dwelling is constructed from red brick with a tile roof. It has been extended at the rear with a conservatory with a detached garage adjacent to the conservatory. The driveway passes along the side of the dwelling and can accommodate 3-4 cars.

There are residential properties to the north, east and west and a pond and open land to the south.

The proposed development involves the erection of a side dormer with cladding. The proposed dormer would provide larger bedrooms and a bathroom. The proposed dormer would be constructed from grey cladding with a tiled roof.

Relevant Planning History

57700 - Single storey rear extension at 10 Mount Pleasant, Prestwich. Prior approval not required - 17 July 2014.

Adjacent sites

51284 - Lawful development certificate for a proposed roof extension; side dormer at 11 Mount Pleasant, Prestwich. Lawful development - 28 May 2009

56814 - Roof extension at side at 1 Mount Pleasant, Prestwich. Approved with conditions - 4 December 2013

65605 - Demolition of conservatory followed by erection of a single storey side and rear extension; side dormer loft conversion at 7 Mount Pleasant, Prestwich. Approved with conditions - 7 August 2020.

67547 - Demolition of existing conservatory & erection of a single storey rear extension and side dormer loft conversion at 5 Mount Pleasant, Prestwich. Approved with conditions - 25 November 2021.

Publicity

The neighbouring properties were notified by means of a letter on 25 February 2026. There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant.

Development Plan and Policies

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.

Principle - Green Belt - Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the

Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether a redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt;
- h. Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages as set out under Policy OL1/3.

This is further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt which state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling. To assist in what can be considered to be disproportionate SPD 8 considers additions of up to a third (33%). However, that is not to say something larger, or smaller than 33%, would not be supported as each case is considered on its own merits.

A statement has been submitted detailing the existing and proposed volumes for the proposed development. A 33% extension to the existing dwelling would equate to 318.5 cubic metres and the proposed extensions would have a volume of 99.8 cubic metres. As such, the proposed development would represent an extension of 41%. Whilst this is higher than the guide of 33%, it should be noted that the dwelling is located on a residential estate and the footprint of the dwelling would not be extended. Given that the proposed development is surrounded by dwellings, it is considered that the proposed extension would not have a significant adverse impact upon the openness or character of the Green Belt and would be in accordance with Policy OL1/2 of the Bury Unitary Development Plan, SPD8 and the NPPF.

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 side dormer would have a hipped roof with grey concrete roof tiles and grey upvc cladding, which would match the existing dwellings on the street. It would be similar in size and design to the dormers on Nos 1, 5, 7, 9 and 11 Mount Pleasant. As such, the proposed development is considered to be in keeping with the property and would not be a prominent feature in the streetscene.

Therefore, the proposed development would not have a detrimental impact upon the visual amenity of the area and would be in accordance with Policy H2/3 of the Bury Unitary Development Plan and SPD6.

Residential amenity - SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

The proposed dormer would face No. 8 Mount Pleasant. There would be 1 window in the gable, which would relate to a bathroom and would be obscure glazed. There would be two rooflights in the roof of the proposed dormer, which would provide additional light to the two extended bedrooms. Each bedroom would have a outlook from the existing windows in the front and rear elevations.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy H2/3 of the Bury Unitary Development Plan and SPD6.

Parking - The proposed development would not increase the number of bedrooms at the property and would not impact upon the existing parking provision.

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 WC1-00, W1-03, WC1-01, W1-04, WC1-02A 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.

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 07/04/2026		DM 08.04.2026	