

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 21/04/2026	Ref: 72891/FUL
Registration: 12/03/2026	LDfC: 02/04/2026	Expiry Date: 07/05/2026
Site Visit: 25/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey side and rear extension; First floor extension at rear and addition of 2 no. first floor windows to side elevation

Location: 80 Park Road, Prestwich, Manchester, M25 0DY

Description

The application relates to a two-storey detached dwelling on the north-eastern side of Park Road, bound to the south-east by Craigwell Road. The front of the property is separated from the pavement by a small front garden, together with a low boundary wall and hedging. There is an access gate for pedestrians along this front boundary which allows for access to the side and rear garden areas. To the side and rear, the boundaries are formed by timber fencing.

The proposal is to build a single storey side and rear extension together with a first floor rear extension. 2no first floor windows are also proposed to be added to the side elevation.

The proposed single storey side extension would project 3.6m from the original side elevation of the property and span the length of the property at 10.7m. It would incorporate a flat roof with a parapet wall, a maximum height of 4.1m to the front with differing ground levels.

The proposed single storey rear extension would project 3.7m from the rear elevation of the property and would be 5.7m in width. It would incorporate a flat roof with a roof lantern, a maximum height of 3.8m.

The proposed first floor rear extension would project 4.4m from the rear elevation and would be 3.8m in width. It would incorporate a flat roof a maximum of 5.5m in height.

The two side windows proposed are in the north-western elevation of the property and would be approximately 1m x 0.5m and 1.1m x 0.6m.

The locality is residential in nature with predominantly two storey dwellings. Parking in the area is mixed, with most properties featuring driveways however, due to the size of the dwellings in the area, parking on the road is also common.

Relevant Planning History

00729/E - Proposed two storey side and first floor extensions, attic conversion to change roof design from hips to form gable walls. - Enquiry completed 17/09/2010

53364 - TWO STOREY SIDE EXTENSION, FIRST FLOOR FRONT EXTENSION, NEW MAIN ROOF TO CREATE SECOND FLOOR, REPLACEMENT OF REAR SINGLE STOREY ROOF AND NEW FRONT PORCH - Refused 11/02/2011

54007 - TWO STOREY SIDE EXTENSION, FIRST FLOOR FRONT EXTENSION, NEW MAIN ROOF, REPLACEMENT OF REAR SINGLE STOREY ROOF AND NEW FRONT PORCH (RESUBMISSION OF 53364) - Approve with Conditions 28/06/2011

Publicity

5 neighbouring properties were consulted on 12/03/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework
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.

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 extension would be set off the boundary by a minimum of 1.5m and would be single storey. Given this, it would appear as a subordinate addition to the host dwelling. Furthermore, a pitched roof is proposed to the front of the property with a flat roof with a parapet wall to the rear which would appear as a consistent addition to the property.

The proposed single storey rear extension would incorporate a flat roof with a roof lantern. Given the proposed is single storey, this is acceptable.

The proposed first floor rear would be sited approximately 11m off the rear boundary, compliant with guidance contained within SPD 6. Despite the proposed first floor extension incorporating a flat roof, which are not usually favoured, it would be shielded from view from surrounding streets by the existing rear outrigger at the property. Furthermore, 82 and 84 Park Road and 1 Craigwell Road also feature two storey rear extensions with flat roofs and so, given the existing appearance of the area, it would not further impact the visual amenity.

Sited on the north-western side elevation, the proposed first floor windows would not be visible from the street scene and as such would have no impact on visual amenity.

Materials proposed are consistent with that of the existing dwelling, and bin storage would be retained to the rear for storage of bins on non-collection days. Over 50sqm of outdoor amenity space would be retained.

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 retain over 28m, compliant with the guidance contained within SPD 6.

Properties to the south/south-east retain over 16m to the proposals, compliant with the guidance contained within SPD 6.

In terms of the property to the rear, approximately 12m is retained between the first floor rear extension and the side elevation of this neighbour. This complies with the guidance contained within SPD 6. Sited away from the proposed single storey side and rear extensions, there would be no impact.

82 Park Road is the neighbour to the north/north-west. SPD 6 states that extensions may be acceptable where they do not impinge on habitable room windows at a 45 degree angle. Given 82 Park Road is set off the party boundary with the application property by approximately 2.8m, and the neighbour benefits from a two storey rear outrigger, the

proposed would not lead to any impingement on habitable windows in the rear elevation. Furthermore, the proposed side windows are to serve en suites which are not habitable. It has been acknowledged within the conditions that these are obscure glazed to prevent any privacy impacts. Sited away from the proposed single storey side and rear extensions, there would be no impact.

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 003 and 502 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.
- 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 Notwithstanding the submitted details, upon first installation of the, first floor en suite windows in the north-western side elevation of the proposed first floor rear extension and existing side elevation, hereby approved, facing No.82 Park Road, shall be either non opening or with openings more than 1.7 metres above the finished floor level and fitted with obscure glazing whose obscuration level is 5 on a scale of 1-5 (where 1 is clear and 5 is completely) of the Pilkington Glass scale (or equivalent) and shall be permanently retained in that condition thereafter.
Reason: To protect the privacy, outlook and living conditions of neighbouring occupiers and in order to comply with UDP Policy H2/3.

<u>Case Officer</u> CO 21/04/2026	<u>Date</u>	<u>Sign off Officer</u> DM 29.04.2026	<u>Date</u>
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