

DELEGATED REPORT

Report by Jane Langan	Date of report: 03/06/2026	Ref: 73061/FUL
Registration: 22/04/2026	LDfC: 29/05/2026	Expiry Date: 17/06/2026
Site Visit: 06/05/2026	Site Notice: 06/05/2026	Press Date: 07/05/2026
Objections: 0	Con Area: ALSA	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Demolition of existing swimming pool and pool structure; erection of new single storey extension; installation of new PV photovoltaic solar panels to rear elevation and erection of pergola

Location: 5 Parklands, Whitefield, Manchester, M45 7WY

Description

The property is a detached bungalow located at the top of a cul de sac. It has a garden and parking to the front and garden to the rear which is screened by planting. The rear garden borders the rear gardens to properties at 4 & 6 Pinfold Lane and the grounds of The Uplands Centre. The site and surrounding area is within All Saints Conservation Area.

The application includes the removal of the covered swimming pool area and replacement with a single storey flat roofed extension 4m deep and 6.3m across and 3.5m high to form a snug. There would then be an outside seating area formed and a pergola 3.9m by 6.3m and 2.7m high. The proposal would replace the swimming pool enclosure to the same footprint and the rear wall of the pool structure would be retained as it provides screening. To the rear four solar panels would be added to the roof slopes.

Relevant Planning History

63593 - Roof extension and elevational alterations to form first floor accommodation to existing bungalow - AC 15/03/2019

65898 - Single storey rear extension, roof covering replacement to pool area, replacement doors and windows including cladding over existing openings, repositioned rear window openings in relation to internal alterations/pool area, new terrace to master bedroom and external landing to door opening in courtyard. - AC 19/10/2020

33865 - New pitched roof to existing bungalow - A 10/02/98

24812 - Swimming pool at rear - A 21/08/90.

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection subject to details of the solar panels.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
EN2	Conservation and Listed Buildings
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN1/1	Visual Amenity
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, design and impact on the Conservation Area - The site is located within All Saints Conservation Area. The proposed extension and solar panels would be located to the rear and would not be publicly visible. The Conservation Officer raises no objection to the proposal subject to details of the solar panels including that they be flush to the roof. No details have been submitted with the application and therefore a condition is attached

and the agent advised. The character of the Conservation Area would then be preserved.

The proposed extension would be flat roofed and the walls comprising of brick plinth and render and the pergola an open structure.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not affect the existing parking arrangements to the front of the property.

Residential amenity - The proposed extension and pergola would replace the existing swimming pool structure and would have lower roof heights. The site garden is screened by planting and there are no neighbouring properties in close enough proximity for the proposal to have any serious impact.

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 decision relates to drawings numbered 202516/OS1, 202516/OS2, 202516 / Es1, 202516 / Es2, 202516 / Es3, 202516 / Es1-1, 202516 / SkD1, 202516 / SkD2, 202516 / SkD3 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 Prior to installation of the solar panels, details shall be submitted to and approved in writing by the Local Planning Authority. This should include solar panel design, type and section showing flush installation with the plane of the roof. Only the approved solar panels shall be used for the construction of the development.
Reason. No details have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 - Visual Amenity, EN2/1- Character of Conservation Areas and EN2/2 -Conservation Area Control of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	03/06/26	DM	03.06.2026