

DELEGATED REPORT

Report by Tom Beirne	Date of report: 02/07/2026	Ref: 73103/FUL
Registration: 28/05/2026	LDFC: 26/06/2026	Expiry Date: 23/07/2026
Site Visit: 01/07/2026	Site Notice: N/A	Press Date: 04/06/2026
Objections: 1	Con Area: MARY	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey rear extension with balustrade balcony/terrace at first floor

Location: 67 Shrewsbury Road, Prestwich, Manchester, M25 9GQ

Description

The application relates to a large, gated detached house on a residential road with similar styled properties on either side. Land to the rear is steeply banked and comprises mature trees and shrubs.

The proposal is to extend across the rear elevation with a single storey extension with a balcony above. The extension would project out 2.6m and run the width of the house (12.2m). The glass balustrade above would extend out 2.2m and be set in at either side by approximately 800mm. There would be an obscure glazed privacy screen with a height of 1.7m at either side.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 29/05/2026. One objection from neighbour, concerned about overlooking of garen area from the proposed balcony.

Statutory/Non-Statutory Consultations

Conservation Officer - no objection received

Pre-start Conditions - N/A

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 - The rear extension, projecting out approximately 2.5m, would be modest in scale and would not be viewed from the public arena. Finished in a render to match the house and set behind high boundary fencing, would not appear out of keeping with the house. The balustrade around the balcony would not have a significant visual impact.

In terms of visual amenity, the proposal is acceptable and complies with UDP Policy H2/3 Extensions and Alterations and associated guidance SPD6.

Residential amenity - The bulk of the extension would not impact on the neighbours on either side. The balcony above would be set in on either side by 800mm with obscure glazed privacy screens on either side. There is an element of overlooking from juliet balconies already and the screens, set in from the side, would reduce the impact of direct overlooking into neighbouring gardens. A condition would be attached to secure the installation of the 'privacy screens' prior to the use of the balcony.

In terms of residential amenity, the proposal is acceptable and complies with UDP Policy H2/3 Extensions and Alterations and associated guidance SPD6.

Public comment - A neighbour is concerned that there would be overlooking from the balcony area. The amendments to the plans - setting the balustrade in at the sides and

adding privacy screens - would address this concern and mitigate the impact to an acceptable degree.

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 16162-01/B, 02A, 03A, 04A, 10D, 11E, 12D and 13E 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 Before the first use of the balcony hereby permitted, the 'privacy screens' on either end of the balcony shall be installed with obscured glazing to a min height of 1700mm 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> HL	<u>Date</u> 2/7/26
Tom Beirne	02/06/2026		