

DELEGATED REPORT

Report by Tom Beirne	Date of report: 20/04/2026	Ref: 72907/FUL
Registration: 27/02/2026	LDfC: 01/04/2026	Expiry Date: 24/04/2026
Site Visit: 14/04/2026	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: Two storey/single storey side extension

Location: 24 Tamworth Avenue, Whitefield, Manchester, M45 6UH

Description

The application relates to a two storey, red brick, semi-detached house on a road of similar styled properties. Garage to the side and drive to the front. Most recently a single storey extension was built on the rear.

The unattached neighbour (No.22) has a single storey extension and conservatory on the rear. The attached neighbour also has a single storey rear extension up to the shared side boundary.

The proposed side extension would extend above the garage at the front and run back at two storeys to the rear elevation. The hipped roof would be carried over onto the existing roof with a 1.5m setback at the front, first floor. Finished in red brick to match the existing house.

Relevant Planning History

69869 - Single storey rear extension - Approve with Conditions 31/08/2023
70349 - Non-material amendment following grant of planning permission 69869 for single storey rear extension: Change of proposed roof tiles from marley modern to slate grey - Approve with Conditions 10/01/2024

Publicity

Immediate neighbours notified by letter dated 11/03/2026. No objections received.

Statutory/Non-Statutory Consultations

N/A

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 side extension, in red brick with a hipped roof is in keeping with the appearance of the existing house and, with an appropriate set back at first floor/front, retains an articulation along the road and would not appear incongruous within the streetscape. The proposal is considered to be appropriate and in keeping and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and visual amenity.

Residential amenity - The unattached neighbour has a side kitchen window and small non-habitable room window on the ground floor and bathroom/WC and hallway windows at first floor and little weight can be attached to these. The two storey side extension would extend along the shared side boundary and line up with the rear elevation and wouldn't impact on the rear garden of the neighbour.

In terms of residential amenity, the proposed extension would not have a serious detrimental impact and comply with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Parking - The parking space for on car on the driveway to the front would not be compromised by the extension and in this respect the proposal complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

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 L01, S(00)02A, GA(00)01, GA(00)02, GA(00)03/B, GA(00)04/B 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	20/04/2026	DM	20.04.2026