

DELEGATED REPORT

Report by Helen Pressley	Date of report: 16/04/2026	Ref: 72894/FUL
Registration: 10/03/2026	LDFC: 13/04/2026	Expiry Date: 05/05/2026
Site Visit: 18/03/2026	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: Demolition of existing single storey rear extension; Single storey rear extension; Erection of side boundary fence on top of existing wall

Location: 37 Bland Road, Prestwich, Manchester, M25 9WG

Description

The application relates to a semi-detached property located on Bland Road. The premises has an existing single storey extension to the rear, with amenity space to the side and rear of the site. The dwelling has an existing driveway to the side of the property accessed from Chandos Road.

Planning permission is sought for the removal of the existing single storey rear extension and construction of a single storey rear extension that projects approximately 5000mm and extends across the entire rear elevation of the property. Access to a parking space from Chandos Road is maintained to the side of the property and a 900mm fence is proposed along the side boundary, on top of the existing side wall to enclose the side garden of the property.

Relevant Planning History

None

Publicity

Neighbour letters sent 11/03/2026

Following receipt of amended plans, which included fencing that required planning permission further letters sent 19/03/2026

No representations 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
EN1/2	Townscape and Built Design
SPD11	Parking Standards in Bury

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 extension would be located to the rear of the property however due to the site's location on a corner plot the rear extension would be visible from Chandos Road. SPD 6 confirms that Prominent flat roofed extensions to properties with a pitched roof will not normally be permitted unless it is considered appropriate in design terms. Given that the extension is located to the rear of the property, and sited 5.3 metres off the back edge of

Chandos Road it is considered that the proposed flat roof would not be particularly prominent within the street scene. The proposed roof lantern would also break up the flat roof.

It is considered that the proposed extension would not overwhelm the original dwelling. The use of render would match the original property and the windows are considered to be suitably aligned.

The proposed extension would project over the majority of the relatively shallow rear garden associated with the property however a side area of amenity space would be retained for the use of future residents. There is currently only a 6 - 900mm wall that depicts this side boundary and the applicant seeks to add an additional 900mm fencing on top of this wall to add an element of privacy for this amenity space.

SPD 6 notes that boundary enclosures should respect the character of the street scene. In addition to this UDP Policies EN1/2 and H2/3 seek to prevent boundaries creating an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements.

There are various boundary treatments within the immediate vicinity with low boundary walls depicting the frontages. Most notably however the dwelling directly facing the site on Chandos Road (No. 35 Bland Road) has fencing along the side boundary to depict a private amenity space boundary. Like the proposal this fencing does not project beyond the principal elevation of the dwelling. As the proposed arrangement would replicate the boundary already in situ adjacent to the site is considered that the proposed fencing is acceptable.

Overall, it is considered that the proposal would not have a detrimental impact on the character of the street scene or host property in compliance with the Policy considerations set out above.

Residential Amenity

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

- The proposed rear extension would project more than 3 metres beyond the rear of the attached property at No.39. No objections have been received in relation to the proposal. Taking into consideration the projection of an extension that could be constructed under prior approval, without objections the projection of the proposed extension is considered to be acceptable.
- No windows proposed facing towards No. 39
- Windows within the proposed rear elevation would face towards the garage and side gable of No. 11 Chandos Close and would be screened by boundary treatments. As such no detrimental loss of privacy foreseen.
- Proposed side windows facing towards No. 35 Bland Road would be separated from the site by a highway, and parking area. As such no detrimental overlooking is foreseen.
- The existing dropped kerb to the side of the property would be retained. The applicant did seek advice as to whether this parking could be relocated to the front of the property however the Traffic Section confirmed that this existing dropped kerb an access should be retained. Although the driveway is not 5 metres in length, it is wide enough for a car to be parked at an angle and as such it is considered that in curtilage parking has been retained on site as existing.

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

DELEGATED REPORT

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 Site Location Plan, (DR) A204 Rev A received 15th April 2026, DR A201 Rev A Received 15th April 2026, (DR) A200 Rev A received 15th April 2026, (DR) A100 Rev A, (DR) A101 Rev A, (DR) A102 Rev A, (DR) A203 Rev A received 15th April, (DR) A202 Rev A received 15th April 2026 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	16/04/2026	DM	20.04.2026