

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 22/04/2026	Ref: 72921/FUL
Registration: 03/03/2026	LDFC: 02/04/2026	Expiry Date: 28/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Conversion of existing conservatory at rear into single storey extension with new pitched roof

Location: 24 Highmeadow, Radcliffe, Manchester, M26 1YN

Description

The application relates to a detached 2 storey dwelling situated within a residential estate of similar housetypes.

The property has been extended 2 storey at the side with a small single storey extension at the rear and rear conservatory.

The application seeks conversion of the existing conversion into a single storey extension with a new pitched roof.

Relevant Planning History

66596 - Single storey front extension - Approve with Conditions 09/04/2021

37764 - Two storey and first floor extension at side - Approved 22/6/2001

Publicity

Letters sent to adjacent occupiers on 11/3/26

No responses received.

Statutory/Non-Statutory Consultations

n/a

Pre-start Conditions - Not relevant

Development Plan and Policies

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.

Design and appearance

Changes to the elevations would involve a full brick elevation and doorway along the north east elevation to the neighbour at No 22, full length windows to the south west boundary and two full height windows to the rear elevation. The roof would be replaced and pitched. Materials would match the existing dwelling.

The proposed extension would be located on the same footprint and the same height as the existing conservatory. The design and appearance would be in keeping with the existing property. Located on the rear the extension would not be visible to the streetscene.

The proposal is therefore considered acceptable and comply with policies EN1/2, H2/3 and SPD6.

Residential amenity

The existing conservatory is located 0.5m away from the boundary with No 22. The conservatory runs approx 5.3m along the boundary and is 3.6m in height. The proposed extension would be the same size and height as existing and therefore the adjacent neighbour would be no more affected than the current situation.

The development would also be permitted under the larger home extensions where a single

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storey rear extension could extend 8m subject to a prior approval process where neighbours are notified and which for this planning application, similar notification has been carried out. No representations have been received.

Given the distance to the boundary with No 26, this neighbour would not be affected by the development.

The proposal is therefore considered to be acceptable and comply with policies H2/3 and SPD6.

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 Existing and proposed plans and elevations 311116_RAD_03 Planning 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>
JT	22/4/26	DM	22.04.2026