

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 27/03/2026	Ref: 72836/FUL
Registration: 18/02/2026	LDFC: 30/03/2026	Expiry Date: 15/04/2026
Site Visit: 25/03/2026	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: Garage conversion to living accommodation; Single storey side extension

Location: 15 Oakdale Close, Whitefield, Manchester, M45 7LU

Description

The application relates to a detached dwelling on the north/north-western end of Oakdale Close. The boundary to the front is open with a paved driveway separating the front elevations of the property from the road. To the southern side boundary, there is an access gate for pedestrians to the rear garden. The side and rear boundaries are formed by timber fencing and hedging.

The proposal is to build a single storey side extension, together with the conversion of the existing garage. The proposed side extension would project 1.8m from the existing side elevation and would be 3m in length. It would incorporate a pitched roof a maximum of 3.7m in height, with an eaves height of 2.9m.

The proposed garage conversion would amend the internal layout of the property, so that the garage becomes a bedroom, and externally would replace the garage door with two windows.

The street scene is residential in nature, with parking being predominantly off street as most properties feature large driveways.

Amendments

An amendment to the description was sought in order to change the proposal from being described as a 'rear extension' to a 'side extension'.

Amendments to the proposed plans were also sought to remove a habitable window proposed to serve the bedroom formed from the garage conversion. Habitable room windows are not considered acceptable on side elevations.

Relevant Planning History

47018 - TWO STOREY EXTENSION AT FRONT; FIRST FLOOR EXTENSION AT FRONT OVER EXISTING GARAGE; SINGLE STOREY EXTENSION AT REAR - Approve with Conditions 07/11/2006

57234 - Two storey/first floor extension at front; Porch at front and external alterations - Approve with Conditions 31/03/2014

58722 - Two storey side extension and first floor extension to rear - Approve with Conditions 02/07/2015

72837 - First floor rear extension; Loft conversion including increase in ridge height by 1m; 3 no. rear dormers and 6 no. front velux windows - Pending

Publicity

5 neighbouring properties were initially consulted on 19/02/2026. Following the description amendment, neighbours were re-consulted on 20/03/2026.

Statutory/Non-Statutory Consultations

None relevant

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H2/3	Extensions and Alterations
NPPF	National Planning Policy Framework
PFE	Places for Everyone

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 side extension would not be visible from the street scene and therefore would not have an impact.

The proposed garage conversion would use the same materials as the existing at the property. Furthermore, property types in the area differ largely, with other properties featuring garage conversion. Given this, it would not appear out of character.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity

11 Oakdale Close is the neighbour to the south. There is a window facing the proposed side extension, sited approximately 3m away however windows on side elevations are not afforded protection, and so the impact on this window would be considered acceptable. There is an en suite window proposed to face this property however this has been acknowledged to be obscure glazed to prevent any privacy impacts.

Properties to the front are in excess of 25m of the proposed garage conversion, considered acceptable under the guidance contained within SPD6.

Properties to the rear would be sited away from the proposals and as such would face no further impacts.

Parking

The proposal would increase the number of bedrooms from 2 to 3 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The dwelling is sited within Zone 4 and therefore the parking standards for both 2 and 3 bedroom properties are the same (2 spaces). The proposed would mean the garage is removed however the driveway is large enough to accommodate two cars, compliant with SPD 11

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 2025/193 -03 Rev A, 2025/193 -04 Rev A and 2025/193 -06 Rev A, 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.
- 4 Notwithstanding the submitted details, upon first installation of the ground floor ensuite window in the southern side elevation of the proposed ground floor side extension, hereby approved, facing No.11 Oakdale Close, shall be either non opening or with openings more than 1.7 metres above the finished floor level and fitted with obscure glazing whose obscuration level is 5 on a scale of 1-5 (where 1 is clear and 5 is completely) of the Pilkington Glass scale (or equivalent) and shall be permanently retained in that condition thereafter.

Reason: To protect the privacy, outlook and living conditions of neighbouring occupiers and in order to comply with UDP Policy H2/3.

<u>Case Officer</u> CO 27/03/2026	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
		DM 01.04.2026	