

DELEGATED REPORT

Report by Amanda

Date of report: 25/07/2025

Ref:72019/FUL

Uhunmwagho

Registration: 27/06/2025

LDfC: 18/07/2025

Expiry Date: 22/08/2025

Site Visit: 10/07/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear extension

Location: 77 Bishops Road, Prestwich, Manchester, M25 0AS

Description

The application relates to a previously extended two storey semi-detached house which fronts onto Bishops Road with Meadfoot Avenue to the side. Given the land level differences the site is higher compared to properties to the south. There is a wall to the front and side boundaries with parking to the front and rear of the site. There is an existing two storey side/rear extension and a detached outbuilding to the rear.

The proposal is to build a single storey rear extension in the gap between the existing two storey extension on site and the shared boundary with no.79. It would project 6.28m and would measure 1.77m wide. It would have a hipped roof and the side elevation would be built around 140mm off the shared boundary with the attached neighbour. There would be bi-fold doors to the south side elevation and a ramp for disabled access to the dwelling. The ramp up would be a minimum of 1:12 with handrails to either side.

Relevant Planning History

64448 - Two storey extension at side/rear; Loft conversion and dormers at front and rear;
Front porch: Erection of 1.8 metre high boundary gates/wall to front/side with formation of new vehicular access/hard standing at front - Approve with Conditions 24/10/2019
23/0004 - Building works - 10/05/2023

Publicity

5 neighbours notified on 02/07/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations
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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

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 extension would be built in a gap between the existing two storey rear extension, the boundary with no.79 and the detached outbuilding to the rear of the site. The rear side of the extension would be visible from the highway to the south but it would be built with materials and a design that would be considered to be in keeping with the existing building.

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 -

- The plans show that all of the development would be within the site boundaries and there would be no encroachment at no.79 Bishops Road next door.
- The position of the extension would not affect the existing parking arrangements within the site.
- As the extension would be built in a small area between and existing outbuilding and two storey rear extension there would be no significant detrimental effect on residential amenity at properties to the south side and the rear (west).
- The site is due south of no.79 Bishops Road, attached on the north side and the extension would extend along the shared boundary, almost to where the outbuilding is. Given that the site is due south of no.79 the extension would have some detrimental impact on light availability to the rear of no.79 immediately to the rear of the property. However, the existing two storey extension would already have some detrimental effect on this area and it is also noted that the applicant could build a single storey extension on this part of the dwelling as it is the original rear elevation of the property. The neighbour has not objected to the proposal. As such the projection of the extension would be considered acceptable in this location.
- The roof of the extension would be hipped away from the shared boundary with no.79 which would also help alleviate any light concerns at the rear of this property.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to driveways to the front and rear of the site.

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 drawing numbered SLW/SNM/01/PA2 received on 09/06/2025, existing and proposed site plans received on 23/06/2025 and drawing

numbered SLW/SNM/02/PA2 Rev 1 received on 24/07/2025 as modified by the email from SLW Designs dated 24/07/2025. The development shall not be carried out except in accordance with the details hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the 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.

- 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>
AU - 25/07/2025		DM - 15/08/2025	