

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 14/04/2026	Ref: 72713/FUL
Registration: 22/01/2026	LDfC: 17/03/2026	Expiry Date: 19/03/2026
Site Visit: 03/02/2026	Site Notice: N/A	Press Date: N/A
Objections: 7	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey extension at side; two storey extension at rear and alterations to existing roof; change to fenestration including render

Location: 18 Malvern Close, Prestwich, Manchester, M25 1PH

Description

The application property is a two storey detached dwelling at the end of the Malvern Close cul-de-sac. The front boundary is lined by a low wooden fence, with the front of the property being separated from this by a paved driveway. There is a gap within the boundary treatment for both pedestrian and vehicular access. There is access for pedestrians to the rear garden from the eastern side, with boundaries to the rear garden characterised by hedging, trees and fencing.

The proposal is to build a two storey extension at side together with a two storey extension at the rear and alterations to the existing roof with a change to the fenestration including render.

In terms of the proposed side extension, it would project 4.1m from the original side elevation and would be approximately 1m in length. It would incorporate a hipped roof with a maximum ridge height of 6.6m and would be 5.3m to the eaves.

In terms of the proposed rear extension, it would project 3.6m from the rear elevation of the property and would span the entire width of the property as extended at approximately 10.6m. It would also incorporate a hipped roof at a maximum height to match that of the existing property at 7m to the ridge and 5.3m to the eaves.

The proposed changes to the fenestration include amending the materials from red brick to white render together with the addition of windows above the front door. The existing roof would be amended slightly so that the existing bay windows feature a gable.

The street scene is residential in nature, predominantly of semi-detached and detached dwellings. The existing parking provision is retained however parking on street along Malvern Close is common.

Amendments

Amendments were sought to remove the ground floor side extension element and to set the entire proposed side extension back from the front elevation and off the party boundary with 16 Malvern Close.

Relevant Planning History

None

Publicity

7 neighbouring properties were consulted on 23/01. Due to amendments, these 7

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neighbouring properties were re consulted on 10/03 alongside a further 3 neighbouring properties and 2 Ward Councillors. Further amendments were also received and therefore all interested parties were re-consulted on

10 objection comments from 5 neighbouring properties have been received detailing the following concerns:

- Some of the details are vague and unclear, such as the works proposed to the side of the property
- Concern over the proposals reducing light to neighbouring dwellings and gardens
- Concerns over parking provision due to the number of bedrooms increasing at the property
- Concerns over the turning head of the cul-de-sac being blocked which would create traffic constraints and issues for emergency vehicles
- Concerns over overlooking/privacy concerns from proposed side windows/first floor windows
- The plot cannot support the increase in footprint/the proposed is over sized
- The proposed mud room layout suggests that it will be used for commercial uses in the future
- The proposed extending along the boundary would limit the neighbour being able to develop or modify their property in the future
- The proposed would be overbearing and result in a sense of enclosure
- Concerns over blocking of neighbour's driveways
- Concerns over surface run off/drainage
- Construction will cause disruption, obstruction and safety concerns
- Impact on neighbouring property value
- Removing the driveway and extending the porch would create parking issues
- Foundations and digging in the area will cause impacts/subsidence to neighbouring properties
- The road surface won't be able to handle a development of this scale
- The property may be used for something other than residential
- No storage for bins on non collection days
- The design is not in keeping
- There is wildlife in the area such as bats and foxes
- Building so close to neighbouring properties may cause damage to them
- Stress caused to neighbours
- The proposed should be amended to follow the side elevation of the existing property rather than project along the boundary
- Trees and hedges removed along the boundary would lead to neighbouring gardens being exposed. A privacy fence should be erected in place of this
- Concerns over damage to neighbouring properties
- Concern over whether the proposed fencing will be built prior to construction

2 Ward Councillors for Holyrood also made the below objections:

- objecting to this planning application in support of the constituents who will be negatively impacted by this development.
- It is out of keeping with the other houses in the cul de sac. The proposed extensions suggest the property would be used for a large family or maybe a commercial venture. Either way, there is insufficient on-site parking. Even one vehicle in the planned driveway would block access to the neighbour's driveway, and the cul de sac cannot support on street parking.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
PfE	Places for Everyone
NPPF	National Planning Policy Framework
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.

The dwelling is sited within Zone 3 with the parking standards for 2 or 3 bedroom properties **Visual Amenity** car parking spaces. The proposed would mean that the existing off road SPD Parking UDP Policy H2/3 seek to achieve the high standard of design SPD compliant the existing building and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

Response to Objections:

The proposed side extension would be set back from the original front elevation by 9.8m at ground and first floor and a residential dwelling from the existing ridge height of the property. Amendments to the scheme also have set the proposed side extension off of the boundary. Given this, the proposed side extension would appear as a subordinate addition to the host dwelling and would not appear to be a detriment to the street scene. Neighbours are not material planning considerations.

In terms of the roof amendment, fenestration change and material amendment, Malvern Close is characterised by a mix of properties with different materials, roof types and fenestrations. For example, there is render used at 25 Malvern Close and differing roof types at 17 and 19 Malvern Close. Given this, it is not considered that these changes would impact the street scene negatively. That being removed prior to works/during works is a party wall/civil matter.

The proposed rear extension would be sited to the rear of the property and therefore out of view from the street and drainage concerns would be a matter for highways or Drainage.

The proposed landscaping in the area would be a matter for the Greater Manchester Ecology Group. Should the application be recommended for approval, an informative would have been added to the decision notice regarding wildlife.

Given the above the proposal does conform to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance is supported within the body of the report – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity-

16 Malvern Close is the neighbour to the west of the application property. Given the orientation of the properties, the proposed rear extension would not impinge at a 45 degree angle to any habitable room windows at this neighbour. There are no windows in the side elevation of 16 Malvern Close that will be impacted. In terms of the rear amenity space, the neighbour is sited to the west and, due to the orientation of the sites, the proposed would not overshadow the entirety of the outdoor amenity space at this property. Furthermore, any windows proposed in the rear elevation, including the proposed Juliet balcony, would not cause any further overlooking impact than exists. Boundary treatment proposed is 1.8m high fencing.

25 Malvern Close is the neighbour to the north-east side. Given the orientation of the properties, the proposed rear extension would not impinge on any neighbouring habitable room windows at a 45 degree angle. There is only one window proposed facing this neighbour, which will serve a bathroom. As this is not a habitable room, and is proposed to be obscure glazed, this is considered acceptable. There will also be a minimum of 10m between the proposed rear extension and the side elevation of this neighbouring property, compliant with SPD 6. Sited away from the proposed side extension, there would be no impact.

The proposed rear extension would be sited a minimum of 7m from the rear boundary, compliant with SPD 6 and so neighbours to the rear would not be impacted. All neighbours to the front would retain the existing interface distances.

Parking

The proposal would retain the existing number of bedrooms however reduce the parking provision at the site and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

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 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 No development shall take place until details of the boundary treatment adjacent to 16 Malvern Close has been submitted. Such a scheme shall be completed in accordance with the approved plans.
Reason: In order to comply with Policy H2/3 of the UDP.

<u>Case Officer</u> CO 14.04.2026	<u>Date</u>	<u>Sign off Officer</u> DM 17.04.2026	<u>Date</u>
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