

DELEGATED REPORT

Report by Mo Warsame	Date of report: 07/10/2025	Ref: 72303/FUL
Registration: 15/08/2025	LDFC: 30/09/2025	Expiry Date: 10/10/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Remove existing garage/front porch/rear bay window and construction of single storey side extension; Alterations to fenestrations including insulation/replacement of all windows and render to all external elevations

Location: 71 Agecroft Road West, Prestwich, Manchester, M25 9RF

Description

Two storey semi-detached property on a residential street of similar. There is a driveway to front and a lengthy rear garden that drops down towards the rear boundary. The attached property is No.69 Agecroft Road and the adjacent property on the opposite is No 73 Agecroft Road.

Planning permission is sought for the erection of a single storey side extension following the removal of the existing garage/front porch and rear bay window along with alterations to fenestration including insulation/replacement of all windows and render to all external elevations.

The single storey side extension would project 2.8m to the side and would start from the principal front elevation and run 6.69m to the rear. Unlike the existing front porch and garage, the new extension would align with the principal front elevation. The extension would have a mono-pitched roof and all elevations would be finished in render the proposed extension. The development would accommodate a guest bedroom with en suite bathroom.

Relevant Planning History

72152 - Lawful development certificate for proposed - Demolish existing garage, remove existing front porch, remove rear bay window and construction of single storey side extension and alterations to fenestration - Lawful Development 04/09/2025

Publicity

Neighbour letters sent on 09/09/2025. One objection received.

Comments

The comments does not directly relate to the proposed development but rather its impact it has/would have on the fence of the objecting party.

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

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

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of

neighbouring properties, and protects the general street scene.

The proposed single storey side extension would have a mono-pitched roof that would be in-keeping with original dwelling and neighbouring properties. Situated to the side, the single storey extension would be visible from the street scene. However, the high fencing and gates to the front would mostly shade the proposed development. Moreover, the development would have a simple and unobtrusive design, which would not detract from the character of the dwelling. As such, the proposed development would not be a prominent feature in the street scene and would comply with Policies H2/3 of the Bury Unitary Development Plan and SPD6.

It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

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

- In terms of overlooking and privacy to the side, there would be no proposed side windows. As such, there would be no adverse impact.
- In terms of overlooking and privacy to the front and rear, the single storey side extension would not project beyond the principal front and rear elevations and such, there would be no detrimental impact on the residential amenities enjoyed by these neighbours.
- There would be an increase to the number of bedrooms at the property but the existing parking arrangements would be considered acceptable.

Overall, there would be no serious impact on the amenity of any adjacent neighbouring properties. The proposal therefore conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Response to Comments/Objections

Fencing issues are private separate issues between the parties to resolve. Planning permission would not overrule those pre-existing ownership matters.

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 the drawings received on 08/09/2025 and the development shall not be carried out except in accordance with the drawings hereby approved.

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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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	07/10/2025		