

DELEGATED REPORT**Report by** Amanda**Date of report:** 18/06/2026**Ref:**73208/FUL

Uhunmwagho

Registration: 15/05/2026**LDfC:** 18/06/2026**Expiry Date:** 10/07/2026**Site Visit:** 05/06/2026**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:** Two storey and 2No. single storey extensions at rear**Location:** 3A Ringley Drive, Whitefield, Manchester, M45 7BX**Description**

The application dwelling is a previously extended two-storey detached house. Along the front boundary there is a low brick wall with railings along the top and railing gates. There are areas of planting to the front and trees to the side boundaries along with a parking area for at least 4 vehicles. At the rear of the house is a very large garden with hedges and trees to all boundaries. The house has been extended to the rear and there is a patio area directly to the rear of the building.

The proposal is to build a single/two storey extension to the south side of the existing single/two storey rear extension as well as a single storey one to the north side. Both extensions would project out to the same point as the existing extension. The single/two storey extension would measure 3.5m wide. The roof over the single storey section would be hipped and there would be a pitched roof to the first floor section. The single storey extension would have a flat roof and it would project around 5.4m from the original rear elevation and would measure 5.28m wide. The finished materials would match those of the existing building.

Relevant Planning History

38044 - Front porch, Bay windows to front and rear, Inglenook fireplace extension and first floor extension at side - Approved with conditions 03/09/2001.

Publicity

6 neighbours notified on 27/05/2026 - No comment or objections received.

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

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.

As the whole of the development would be to the rear of the dwelling it would not be openly visible in the public realm and given the size of the rear garden and mature planting and

trees to all boundaries it would only be partially visible from rear gardens of surrounding properties. The design of the proposal is 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 -

- There would be over 20m from the rear extensions to the rear site boundary and there is mature planting and trees to all boundaries.
- The extensions would be set in from both side boundaries. As such there would be no concerns regards encroachment onto neighbouring land.
- There would be no new windows installed to the north side elevation and the only new window to the south elevation would be a kitchen at ground floor level.
- The single storey extension to the north side of the property would not project beyond the rear elevation of no.3 next door and as the property is angled slightly away from no.3 there would be no direct views over this property.
- No.5 to the south is a much larger dwelling which would project approximately 7m past the rear elevation of the proposed single/two storey extension to the rear and there are no habitable room windows overlooking the site.
- As the extensions would be built wholly on the rear elevation there would not be any detrimental impact on properties to the front or the existing parking to the front of the site.

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 increase the number of bedrooms from 5 to 6 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has a drive at the front for the parking for at least 4 vehicles. The area also has on street parking and there is public transport available nearby. With the existing spaces it is considered that the parking arrangements are sufficient in this instance.

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 P01, P02, P03, P04, P05 and P06 and

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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 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 -	18/06/2026	DM	19.06.2026