

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 14/04/2026	Ref: 72855/FUL
Registration: 13/02/2026	LDFC: 16/03/2026	Expiry Date: 10/04/2026
Site Visit: 04/03/2026	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: Two Storey/Single Storey Rear Extension; Raised Access Path to Front with Canopy

Location: 17 Firwood Crescent, Radcliffe, Manchester, M26 1BN

Description

The application relates to a two storey semi-detached dwelling on the southern side of Firwood Crescent. The property is sited on a higher ground level to the street, with the front elevation separated from the pavement by a pedestrian walkway and brick driveway. Access to the rear garden for pedestrians is gained to the eastern side, with boundaries to the rear garden being formed by timber fencing.

The proposal is to build a two/single storey rear extension together with building a canopy over the front raised access path, and introducing fencing surrounding the path. The proposed two/single storey rear extension would project 4m at ground floor from the north-eastern side of the property, before spanning approximately 8m in length across the width of the rear elevation. Towards the south-western side with the adjoining neighbour, the proposed ground floor rear section would project only 3m, before chamferring in. The proposed first floor rear section would project 4m from rear elevation to the north-eastern side, and would be approximately 4.9m in width. The first floor rear section nearest the adjoining neighbour would project 1.3m from the original rear elevation and would be 2.9m in width. The proposed rear extension would incorporate a flat roof at ground floor, a maximum of 2.9m in height. At first floor, the proposed rear extension would incorporate a hipped roof which would have an eaves height of 4.7m and would have ridge heights of 5.6m towards the adjoining neighbour and 6.2m to the north-eastern side to match that of the existing property.

The proposed raised access path with canopy and fencing would be approximately 0.6m in height from the top of the driveway, with the existing stairway to the north-east of the site being retained. The proposed fencing would be timber, approximately 1m in height. The proposed canopy would be a maximum of 3.3m in height, with a gable feature to the front. It would span the width of the front elevation at 8m and would project from the front elevation a maximum of 1.4m.

The locality is residential in nature, predominantly of red brick semi-detached dwellings. Most properties benefit from off road parking provision for up to 2 cars however parking on street is unrestricted and common within the area.

Amendments

Amendments were sought to change the material of the proposed access path fencing from glass to timber to better reflect that of the existing area. Amendments were also sought to set back that proposed first floor rear extension at the side with the adjoining neighbour.

Relevant Planning History

None

Publicity

8 neighbouring properties were notified on 23/02/2026, with further amended letters sent on 26/03/2026 and 02/04/2026 to reflect an amended description of the proposal. No objections have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

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

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 rear extension would be sited out of view from public vantage points and as such would have a limited impact on the visual amenity of the street scene. The ridge height is proposed to not exceed that of the existing roof. Given this, the impact would be considered acceptable.

In terms of the front canopy, the proposed would be constructed of timber or upvc to match the existing materials used at the property. Other properties within the area also feature similar front extensions such as at Woodley Avenue and so it would not appear out of character.

The proposed fencing surrounding the access path would be just 1m in height, and would incorporate timber which is a common material used within the area. 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-

Properties to the front would retain over 17m of interface distance, compliant with the aspect standards outlined within SPD 6.

15 Firwood Crescent is sited to the north-east/east of the application property. SPD 6 states that 3m ground floor rear extensions are considered acceptable. Longer extensions may also be acceptable where they do not impinge on habitable room windows at a 45 degree angle. The proposed rear extension towards this neighbour projects 4m at both ground and first floor however the proposed would not impinge on any habitable windows at a 45 degree angle and therefore it would be considered acceptable. The proposed canopy would project only 1.4m and is sited off the boundary with this neighbour and as such would not impinge on any habitable windows.

19 Firwood Crescent is the adjoining neighbour. The proposed ground floor rear extension towards this neighbour would project only 3m before chamferring in, complying with SPD 6. The proposed first floor rear extension towards this neighbour would project only 1.3m, and as such would not impinge on habitable room windows.

Properties to the rear retain over 50m, compliant with the aspect standards outlined within SPD 6.

Parking

The proposal would increase the number of bedrooms from 3 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The property is sited within Zone 4 with 4 bedroom homes and greater requiring a parking provision of 3 off road spaces. The existing driveway at the property would be retained, with a parking provision of 2 off road spaces. Despite this falling short of the requirement of SPD 11, on street parking is common in the locality and unrestricted. Furthermore, the site is sustainably linked to public transport sources such as bus routes (approx.200m). Given this, the parking provision is considered acceptable in this instance.

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 TDS-25-196-04 scanned 02/04/2026 and TDS-24-196-03 scanned 14/04/2026 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, or be those as detailed within plan TDS-25-196-04 scanned 02/04/2026.
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> CO 14.04.2026	<u>Date</u>	<u>Sign off Officer</u> DM 16.04.2026	<u>Date</u>
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