

Town and Country Planning Act 1990: Town and Country Planning (Development Management Procedure) (England) Order 2015

Reference: PA/2025/1531
Applicant: Mr & Mrs T Rotheram
Agent: Mr Matthew Gray

Date of Issue: 03/02/2026

Part 1 – Particulars of Application

Location: 103 Hazelhurst Road, Worsley, M28 2SW
Proposal: Erection of a single storey extension to existing garage

Part 2 – Particulars of Decision

Approve with Conditions

In pursuance of their powers under the above Act, Salford City Council as Local Planning Authority hereby GRANT permission for the above development subject to the following;

Conditions (6)

- 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 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.4805/001 Rev A - Existing & Proposed Site & Location Plan
Drawing No.4805/002 - Existing & Proposed Plans / Elevation

Reason: For the avoidance of doubt and in the interest of proper planning.
- 3 The external materials used shall match those of the existing building so far as practicable.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies D1, D2 and D8 of the Salford Local Plan: Development Management Policies and Designations and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (and any subsequent amending order), the roof area of the garage / outbuilding permitted shall not be used as a balcony, roof garden or similar amenity area(s). Any access to the the flat roof as shown on the approved plan shall be for general maintenance / emergency egress only.

Reason: To prevent development which could harm neighbouring amenity in accordance with Policy D5 of the Salford Local Plan: Development Management Policies and Designations and the National Planning Policy Framework.
- 5 The development hereby permitted shall not be occupied at any time other than as a use ancillary to the primary residential use of the dwelling known as No.103 Hazelhurst Road and shall not at any time be used as a separate or unconnected residential unit from No.103 Hazelhurst Road.

Reason: In order to prevent the accommodation being used as a separate dwelling which could have unsatisfactory living conditions for prospective occupants and to protect the interrelationship between the outbuilding with the host property and with the wider residential amenity of neighbouring residents in accordance with Policies D5 and D7 of the Salford Local Plan: Development Management Policies and Designations and the National Planning Policy Framework.

- 6 The development hereby permitted shall be carried out in accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement; MPTrees AIA&AMS 103 Hazelhurst Road, January 2026 (contained within MP Trees Arboriculture Impact Assessment Report, dated January 2026). This includes supervision during construction of the extension through the appointment of an Arboricultural Clerk of Works (ACoW) to agree construction details.

Reason: In the interests of safeguarding existing trees from harm in accordance with policies D2 and G15 of the Salford Local Plan: Development Management Policies and Designations and the National Planning Policy Framework.

Article 35 Declaration

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.

Signed



John Searle
Executive Director of Place

Notes to Applicant

Please ensure that you have fully read and understand the contents of this notice. Your attention is drawn to the informative notes set out below:

Informatives (4)

- 1 **STANDING ADVICE - DEVELOPMENT LOW RISK AREA**
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - <https://www.gov.uk/government/organisations/mining-remediation-authority>

Standing Advice valid from 1st January 2025 until 31st December 2026

- 2 **BIODIVERSITY NET GAIN**
The applicant should consider incorporating one or more of the following measures into their development or curtilage, with a view to achieving a net gain in biodiversity:
- Bird boxes;
 - Bat boxes;
 - Hedgehog houses and gaps 13cm x 13cm in boundary fences to allow hedgehogs to pass through;
 - Bug hotels / bee bricks;
 - Plants with flowers or berries (particularly native plant species);

- Ponds or wet areas.

- 3 All drainage works shall be undertaken in accordance with Building Regulations Approved Document H.
- 4 This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provision of the Party Wall Act 1996 (as amended), which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought.

Further Information:

You can find advice in regard to your rights of appeal at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making a Building Regulations application, contact Salford City Council Building Control Team by email building.control@salford.gov.uk, or see our website at www.salford.gov.uk/planning-building-and-regeneration/building-regulations.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.