

Ward: Prestwich - St Mary's

Item 02

Applicant: Ms Kataryna Grobelna

Location: High View, Kersal Road, Prestwich, Manchester, M25 9SN

Proposal: Conversion of bungalow to create 2no. flats

Application Ref: 72939/Full

Target Date: 22/05/2026

Recommendation: Approve with Conditions

Description

This application relates to a bungalow property located off Kersal Road, Prestwich, on its north-eastern side in a long and thin plot. The site is located to the rear of nos. 59 Kersal Road which, along with no 57 Kersal Road appears to be in use as apartments. It sits on a plot of land located between Carlton Court and 61 Kersal Road and properties accessed from Summerfield Drive, namely, Summerfield Cottage and Summerfield Bungalow.

The site is accessed via a driveway running at the north-east side of no. 57/59 Kersal Road. The site is between properties on Carton Court and Summerfield Bungalow, Summerfield Drive. The properties on Summerfield Drive are set at a lower level than the application site.

The property has a part landscaped, part hardstanding frontage and a long rear garden area. A tree exists at the rear. It has a few trees close to the rear boundary of the site which contributes to the group/ woodland of trees on Prestwich Golf Course that border the rear boundary of the site.

Between the elevation of the property facing towards the rear of 59 Kersal Road is a modern outbuilding that is included within this application. This building appears to be newly erected and is in unlawful use as a short term let/ Air B&B. This building is too small to meet the national prescribed space standards to be classed as a dwelling.

Planning permission is sought retrospectively to subdivide the existing bungalow property into two dwellings, for fenestration alterations to change some horizontal windows on the side elevations of the property to triangular windows and for the external cladding of the building. Planning permission is also sought to use the existing outbuilding, being let out as a short term let, as an outbuilding for the two proposed properties and for two additional car parking spaces on the southern side of the outbuilding.

Refuse bins to serve both proposed households are to be stored within the rear garden area against the rear shared boundary with Summerfield Bungalow.

Internal works have already been carried out to convert the bungalow to 2no. separate units and recently these units have been advertised on a short-term let basis. However, the Applicant has confirmed that there has been a notable downturn in interest and demand for the property on a short-term let basis and they seek to secure tenants on a long-term rental basis. On this basis, the correct Use Class of the premises will remain as is the current lawful planning use of C3(a) Dwellinghouse, and the application therefore seeks to regularise the conversion of the bungalow from a single dwelling to the two proposed apartments.

Relevant Planning History

None.

Publicity

47 neighbours were notified on the 01/04/2026.

Four representations have been received raising the following objections and issues:

- Applicant owns neighbouring Summerfield Bungalow, operated as an Airbnb with a long history of anti-social behaviour.
- Latest incident (17-18 April 2026): ~50 youths caused severe disturbance by late-night noise, littering (glass, drug waste, bedding), and objects thrown at homes.
- Residents, especially elderly, felt unsafe; nearby care home visitors affected.
- Ongoing pattern over several years, not an isolated case.
- Existing use harms residential amenity, safety, and local character; management controls ineffective.
- Proposal likely to worsen problems, therefore request refusal.
- Development concerns:
 - Works reportedly underway for months (retrospective nature).
 - Utilities already split; bungalow being subdivided.
 - Possible third unit from garage not shown in plans,
- Parallels with Summerfield Bungalow:
 - Same ownership, alleged disregard for planning control
 - Previous application for Summerfield Bungalow withdrawn, yet development proceeded
- Impacts of similar units:
 - Short-term lets (approx. 6 occupants each).
 - Noise, waste overflow, suspected criminal activity, police presence.
- Strong concern property will be poorly managed like existing one.
- Request Council intervention to prevent further decline.
- Ongoing issues driving residents to consider leaving the area.

Objectors have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No recommendation received following receiving a query over the discrepancy between the car parking stated on the application form to that shown on the submitted plans. Any finalised response shall be put in the Supplementary Report.

Waste Management - No objections.

Pre-start Conditions - Not applicable.

Development Plan and Policies

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN7/2	Noise Pollution
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework

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.

Principle of Development

The proposal to convert an existing detached bungalow dwelling into two apartments.

The application site is accessed from Kersal Road and is walking distance from the Rainsough Brow Neighbourhood Centre, as allocated within the adopted Plan that extends from the T-junction of Kersal Road with Rainsough Brow and Hilton Lane. Whilst this adopted Neighbourhood Centre has only a handful of businesses and is dominated by residential property, the application site is located off Kersal Road close to its junction with Rainsough Brow and Hilton Lane. Kersal Lane is a bus route for three buses; numbers 90, 93 and 95 travel back and forth from Bury through Whitefield and Redvales to Manchester, Car Clough and Pendleton and vice versa. In addition, there is also an hourly bus service to and from Eccles from a bus stop on Rainsough Brow to the south of the junction of Kersal Road.

Overall, as a residential use, the site is considered to be suitably located for the incorporation of one dwelling into two residential apartments. The proposal therefore accords with the locational requirements of PfE Policies JP-S1: Sustainable Places and JP-C1: An Integrated Network. For these reasons, the proposal is therefore acceptable in principle.

Layout and Design

The National Planning Policy Framework and National Design Guide both seek to secure well-designed development.

UDP Policy EN1/2: Townscape and Built Design, seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area.

UDP H2/4: Conversions provides the assessment criteria in relation to, amongst other things, the general character of the area, the concentration of flats and the effect of proposals on the street scene of any changes to the external appearance of the building(s).

UDP Policies H2/1: The Form of New Residential Development and H2/2: The Layout of New Residential Development provide the assessment criteria for detailed matters relating to height, appearance, and character, aspects and finishing materials for new residential developments.

PfE Policy JP-H3: 'Type, Size and Design of New Housing' seeks to provide an appropriate mix of dwelling types and sizes. Given that the application involves the conversion of an existing dwelling rather than new housing delivery, it is considered that some of this policy does not directly apply. However, the proposal supports the overarching objectives of PfE Policy JP-H3 by contributing to housing diversification within the borough, providing smaller units suited to a range of occupiers.

This policy also requires all new dwellings to:

1. Comply with the nationally described space standards and
2. Be built to the 'accessible and adaptable standard in Part M4(2) of Building Regulations
unless specific site conditions make this impracticable.

The proposals would accord with the nationally prescribed space standards and being a bungalow property with a level access from the main access door on the side elevation of the property the proposal appears to also to provide accessible accommodation.

Given the above, the proposal therefore accords with PfE Policy JP-H3.

In terms of the concentration of flat/ apartment developments in this locality, this proposal would effectively square off the apartment developments present at Carlton Court and within 57/59 Kersal Road. Family housing exists beyond this group of properties along Kersal Road and thus the nature of the development in this detached bungalow, which would still appear externally as a single dwelling, would not harm the character of this area.

In terms of Layout, the layout of each dwelling would provide a good standard of accommodation. In addition, a parking area exists between an outbuilding and the elevation of the bungalow that faces towards the properties on Kersal Road that is wide enough to accommodate two cars, in accordance with the requirements laid out within SPD11.

Moreover, the site is large enough to accommodate another set of refuse bins within its grounds without compromising the main external amenity area; the existing rear garden of the property.

The dwelling also has a long rear garden area containing trees and which borders a Woodland within the grounds of Prestwich Golf Course which would provide future occupiers of the property with valuable external amenity space.

Overall, the layout and design of the proposed subdivision of this bungalow, in this plot, accords with the aforementioned policies and the character of this property being changed

into two flats/ apartments would not demonstrably harm the wider residential character of this part of Prestwich.

Turning to the elevational changes proposed retrospectively. The external changes including the provision of both the external cladding to the bungalow and the change in window fenestration on the eastern side elevation and to the outbuilding do not harm the street scene or visual amenities of this locality. The proposal therefore also accords with the criteria referenced above contained within UDP Policy H2/4.

Parking and Highway Safety

The existing property on the application site is accessed by a driveway running up the side of 59 Kersal Road which served both the application property and the apartments occupying nos. 57/59 Kersal Road.

This proposal demonstrates two parking spaces currently exist and two more spaces would be added on an area of grass on the other side of the outbuilding.

As previously explained, the site is located on and close to the key public transport routes in this locality. In this respect, future occupiers of the property would not need to rely on a private motor vehicle to access the services and amenities residents use.

The application site is located within Parking Zone 4, as stated within SPD11: 'Parking Standards in Bury'. In this parking zone, SPD11 identifies 2 bedroom properties should provide 2 spaces per two and three bed dwellings.

In respect of bicycle parking and storage, SPD11 requires covered and secure cycle storage to be provided based on one space per bedroom. The Proposed Site Plan shows a covered and secure cycle store that would be sited within the rear garden area and would be partially visible from the windows and glazed door on the rear elevation.

The existing access can safely accommodate the access and egress manoeuvres of the proposed two more cars. In addition, in providing sufficient car parking spaces and covered and secure cycle parking provision, the proposal is considered to accord with PfE Policy JP-C8: Transport Requirements of New Development and SPD11: Parking Standards in Bury.

The impact on the amenity of nearby residential occupiers

UDP H2/4 - Conversions seeks to ensure the effects on residential amenity and the character of the surrounding area are acceptable.

The application site, including its access lane, abuts neighbouring properties in residential use. All buildings bordering the northern boundary of the site are apartments (dwellings) on

Carlton Court. The southern boundary of the site borders properties known as Summerfield Bungalow, Summerfield Cottage, Holmlea and no. 51 Kersal Road.

To the south west of the application building and its front garden is the rear yard boundary and rear elevations of nos. 57 and 59 Kersal Road, which is split into approximately 8 apartments. This two storey property is also at a lower level than the application site.

Summerfield Bungalow, Holmlea are all set on land at a lower level than the application site. Except Summerfield Bungalow, all properties are in permanent residential use.

Summerfield Bungalow is a two storey dwelling. It is currently occupied on an unauthorised short term let basis as 4 individual units, with three units in the house and one short term let

unit within the detached garage. This property and queries raised in the objections are with the Council's Enforcement Team and Officers are expecting an application for this site and use shortly, after recently inspecting inside each of the units. The applicant for this current proposal owns this neighbouring property.

To the south west of the application building and its front garden is the rear yard boundary and rear elevations of nos. 57 and 59 Kersal Road, which is split into approximately 8 apartments.

The change of use of the application site from one dwelling to two dwellings (for clarity not short term holiday lets) would not result in excessive noise, or loss of privacy conditions that would have a demonstrably harmful effect on the occupiers of neighbouring dwellings over and above the existing dwelling present on site. The proposal therefore complies with UDP policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development and H2/2: The Layout of New Residential Development.

In respect of the representations made regarding the current use of the application site as short term let accommodation is not authorised, it is not disputed the impacts that the unauthorised use has generated. The enforcement of this is a separate matter. This application is seeking the determination for a residential use. It is considered that this is a policy compliant proposal.

Carbon and Energy

PfE Policy JP-S2: Carbon and Energy seeks to deliver a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, by a range of measures, including, amongst other things, promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

The application is supported by a Carbon Footprint Assessment. This report provides an estimate of the operational carbon emissions associated with the residential property at Highview, Kersal Road (M25). The assessment has been prepared to support a planning application and demonstrates the anticipated carbon performance of the dwelling in line with current UK energy efficiency standards and decarbonisation objectives.

This proposal is to retain the existing property and subdivide it. The property already has an Air Source Heat Pump.

This application seeks retrospective permission to install a 200 mm Rockwool external insulation system to the property and for all new windows, which are double-glazed units.

The proposal would result in the:

- Enhanced thermal performance of the building envelope;
- Reduced space heating demand due to external wall insulation; and
- Efficient, low-carbon heating via an air source heat pump

Based on the submitted information, the proposal accords with PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2: Digital Connectivity seeks new proposals to be served by fibre broadband. Having checked BT Openreach Broadband checker, it is clear that fibre

broadband is available in this area.

Having visited the application site and inspected inside the property it was evident that both dwellings are served by fibre broadband. The proposal therefore accords with the requirements of PfE Policy JP-C2.

Other Matters

The representation received asserts the property has been converted to form two short term lets and that the former detached garage is also let out on a short term let basis. Officers inspected the insides of both properties and it is clear that both proposed residential properties are set up to be let on a short-term basis, as to is the building occupying the site of the former garage, with all unit having a keypad to access each short term let property. This issue is with the Council's Planning Enforcement team who are awaiting the outcome of this application.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise.

The proposal would deliver much needed residential development in a sustainable location and without detriment to the character and appearance of the area, highway safety and amenity. As such, the proposal would comply with the above policies of the Local Plan and the NPPF. Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval and is thus recommended accordingly.

Response to Objectors

The material planning issues raised within the representations received have been addressed throughout this recommendation.

Insofar as the specific incidents cited in the representations are concerned they relate to a neighbouring property and this is not the property as the application site under consideration.

In terms of the issues raised in relation to Summerfield Bungalow, if such things occur, neighbours are advised to contact the relevant authorities who deal with each of the issues identified. Noise and waste management issues should be reported to the Council's Environmental Health team. Any issues of anti-social behaviour and crime should continue to be reported to the Police.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than 3 years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This permission relates to the following plans:

Drawing no. A001-01 Rev. 2: Location Plan

Drawing no. A100-03 Rev. 3: Proposed Ground Floor Plan; and,
Drawing no. A100-03 Rev. 1: Proposed Elevations
Drawing no. A102: Proposed Garage Conversion

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

3. The covered and secure cycle store and the car parking spaces indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being occupied.

Reason. To ensure adequate off street car parking and cycle parking provision in the interests of road safety and securing active travel provision, pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD11: Parking Standards in Bury.

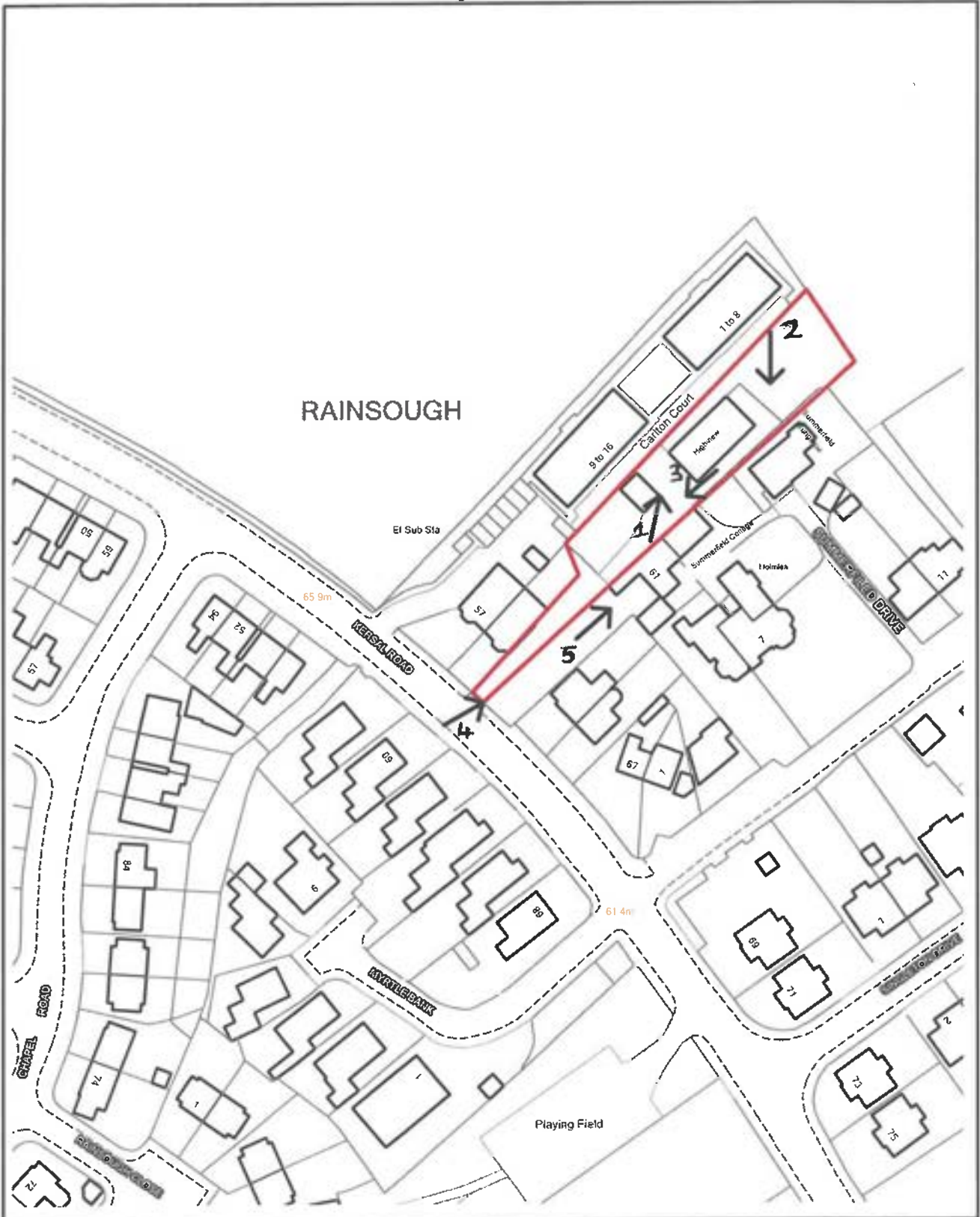
4. The premises to which this approval relates shall be used for Class C3 (a) purposes and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies EN1/2: Townscape and Built Design and H2/4: Conversions of the Bury Unitary Development Plan.

*Use Class C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

Viewpoints



72939

ADDRESS: High View, Kersal Road, Prestwich

Planning, Environmental and Regulatory Services

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Photo 1

Front Elevation of Bungalow and outbuilding



Photo 2

Rear Elevation – Dormer on rear elevation of Summerfield Bungalow



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Photo 3

Side Elevation facing towards rear of Summerfield Bungalow



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Photo 4

Access from Kersal Road, taken from Google Streetview

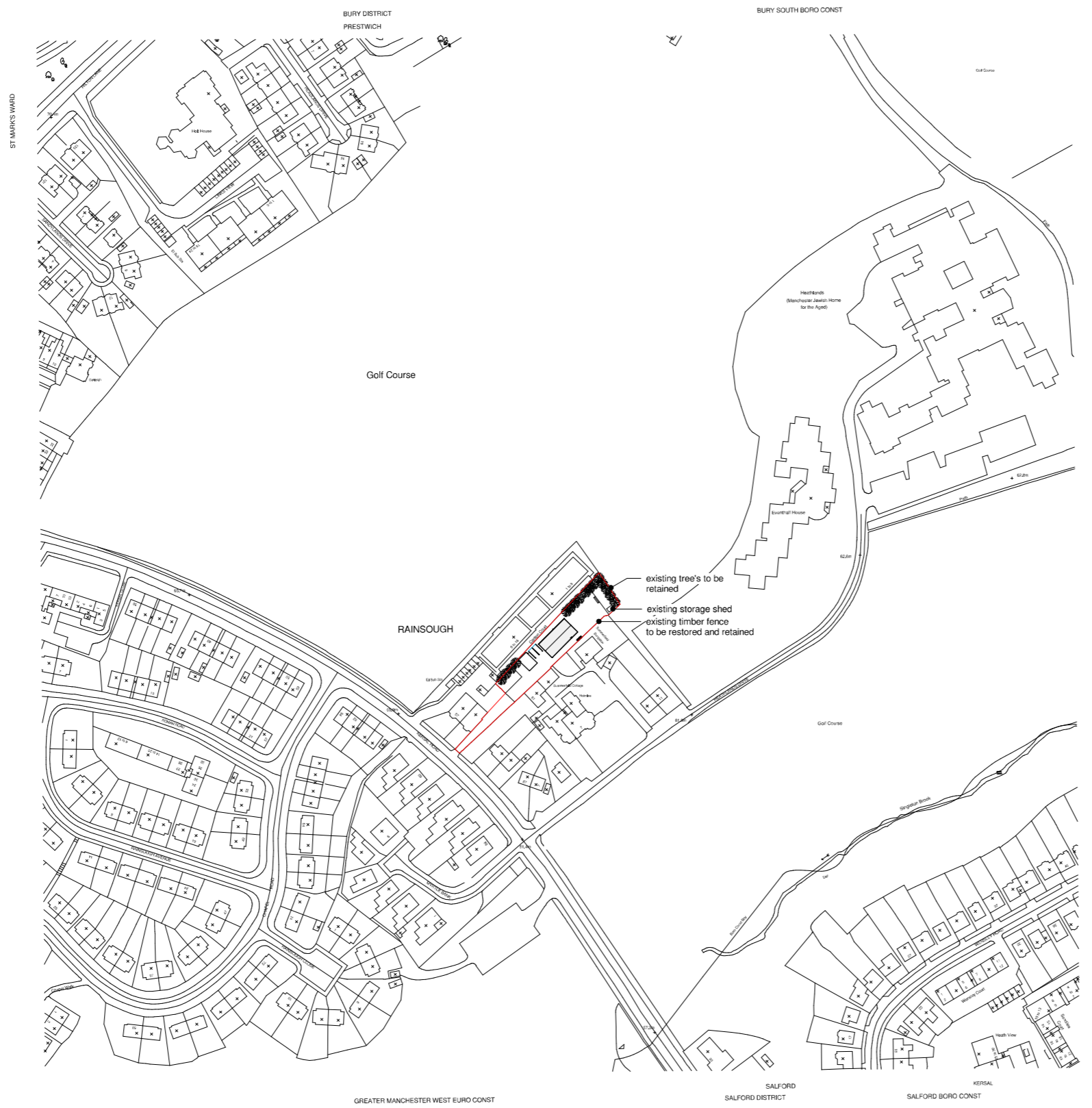


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Photo 5

Access lane at side of no. 59 Kersil Road leading to the application site





Site
1 : 1250



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NOTES:



Revision Number	Date	Description of Revision	No	Drawn
2	20/04/2026	Drawing amended following comments from planning		
1	19/03/2026	Redline boundary amended		

SEED
Architects

Experience | Design Ethos | Passion

Personage Chambers, 3 Personage, Manchester M3 2JW - 0161 832 5750

status
Planning

job title
Highview

Location

drawing title
Site Location Plan

author RH	date 09/03/26	drawn by RH	date 09/03/26
checker RH	date 19/03/26	approver Approver	date 19/03/26
scale 1 : 1250	paper size A1		

Project no. 3594	Seed drawing no. A001	Rev. 2
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NOTES:



Revision Number	Date	Description of Revision	No	Drawn
3	20/04/2026	Drawing amended following comments from planning		
2	19/03/2026	Notes Added		
1	18/06/2025	Drawing amended following client meeting		

SEEDY
Architects
Experience | Design Ethos | Passion
Personage Chambers, 3 Personage, Manchester M3 2HW - 0161 832 5750

status
Planning

job title
Highview

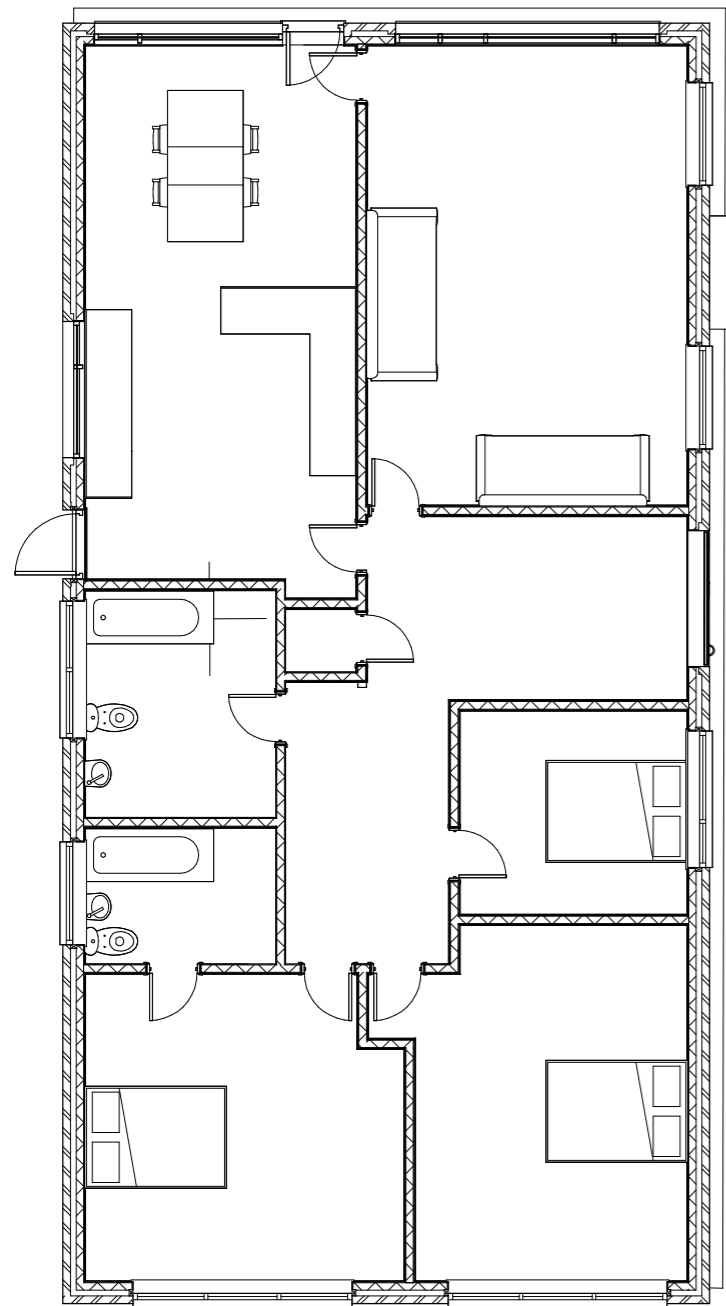
Location

drawing title
Existing Ground Floor Plan and Elevations

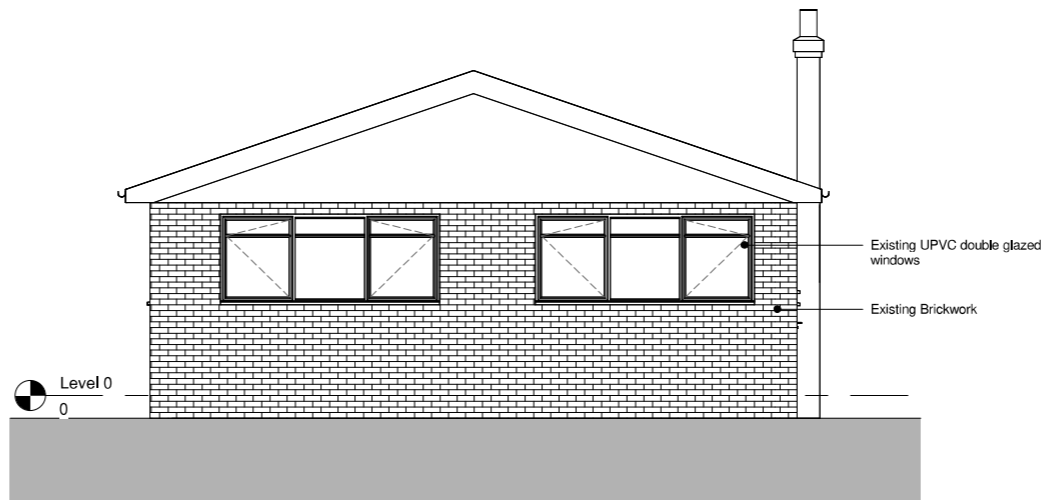
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checker RH	date 09/03/26	approver Approver	date 09/03/26

scale 1:50	paper size A1
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Project no. 3594	Seed drawing no. A002	Rev. 3
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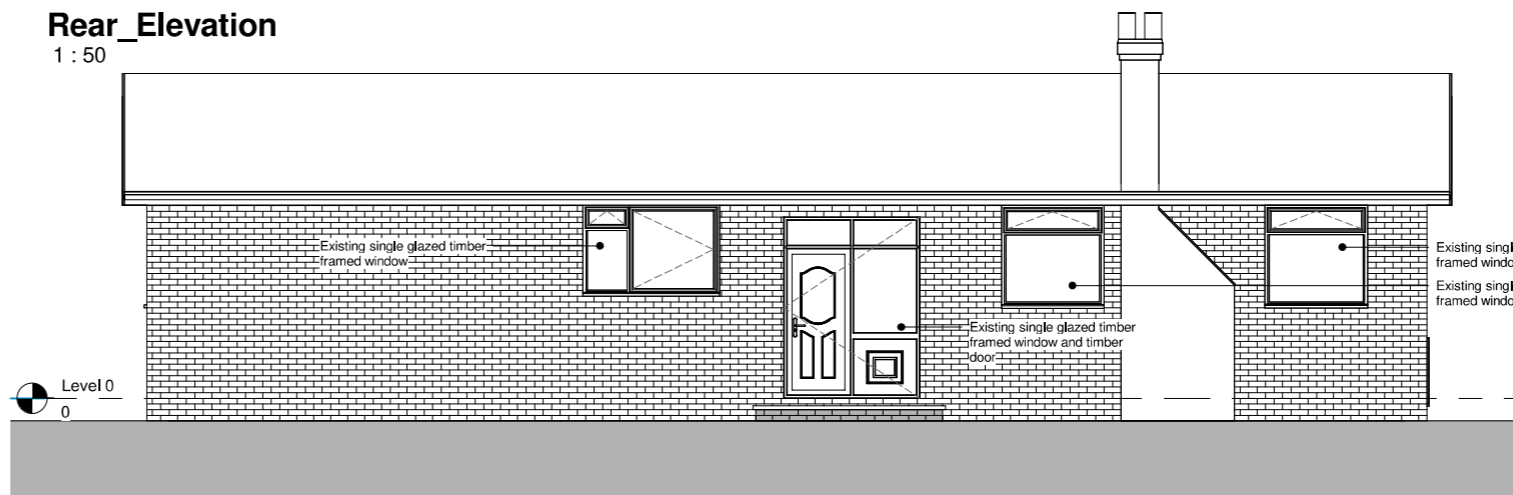
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Front_Elevation
1 : 50



Rear_Elevation
1 : 50

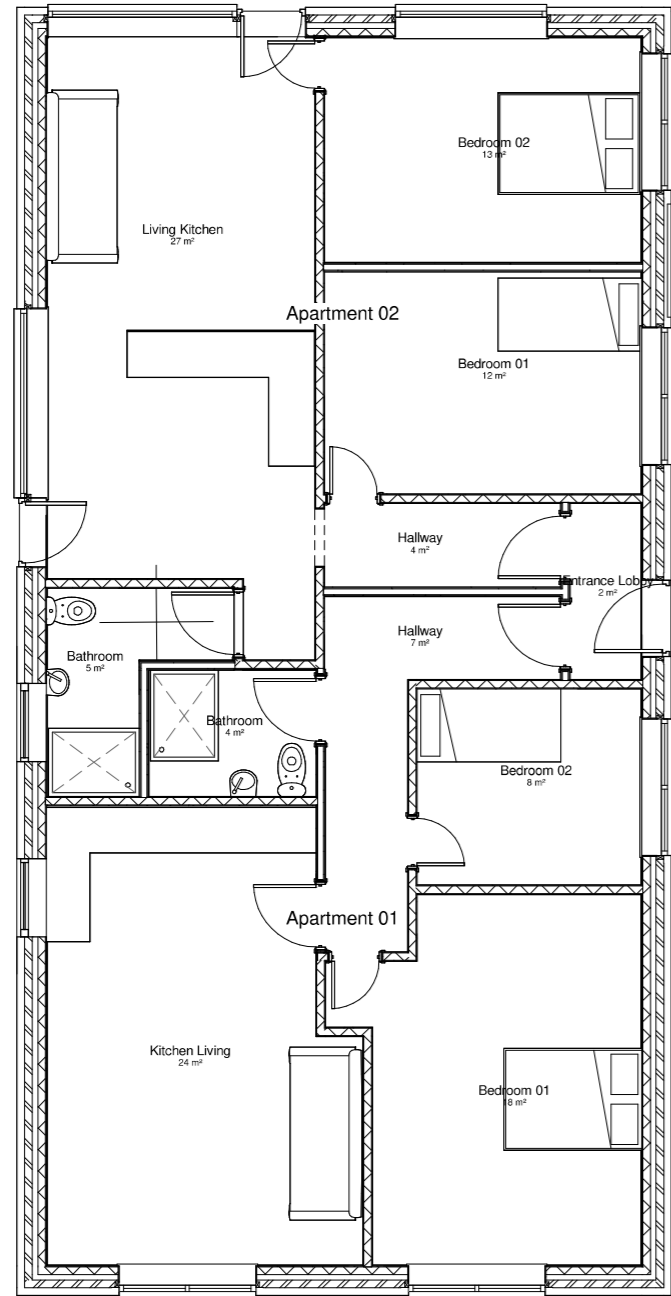
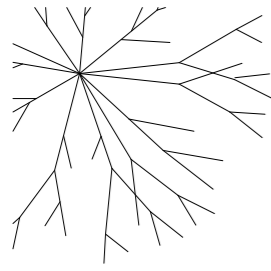


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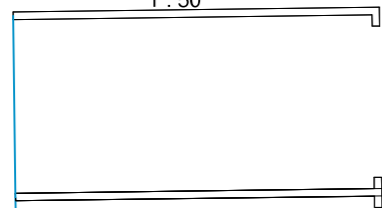


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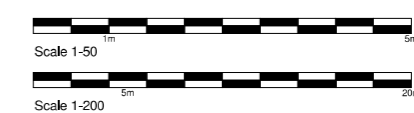
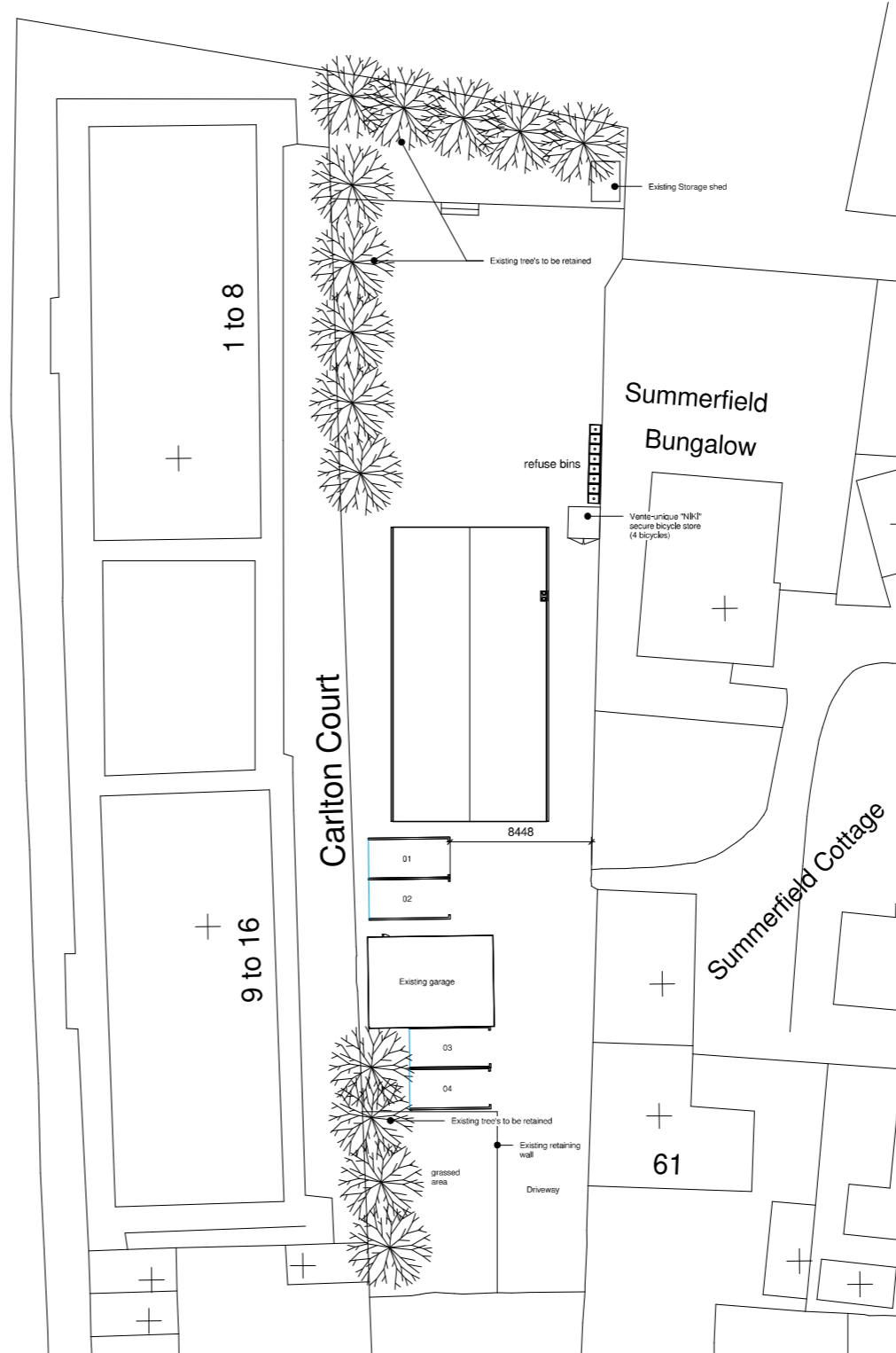




Level 0
1 : 50



Site Plan
1 : 200



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NOTES:



Apartments
2 2 bedroom 3 person apartments.
Apartments 61sqm

Revision Number	Date	Description of Revision	No	Drawn
3	09/06/2026	Proposed works to existing garage removed from application		
2	20/04/2026	Plan amended following comments from planning		
1	25/03/2026	Refuse bins added		

SEED
Architects
Experience | Design Ethos | Passion
Personage Chambers, 3 Personage, Manchester M3 2JW - 0161 832 5750

status
Planning

job title
Highview

Location

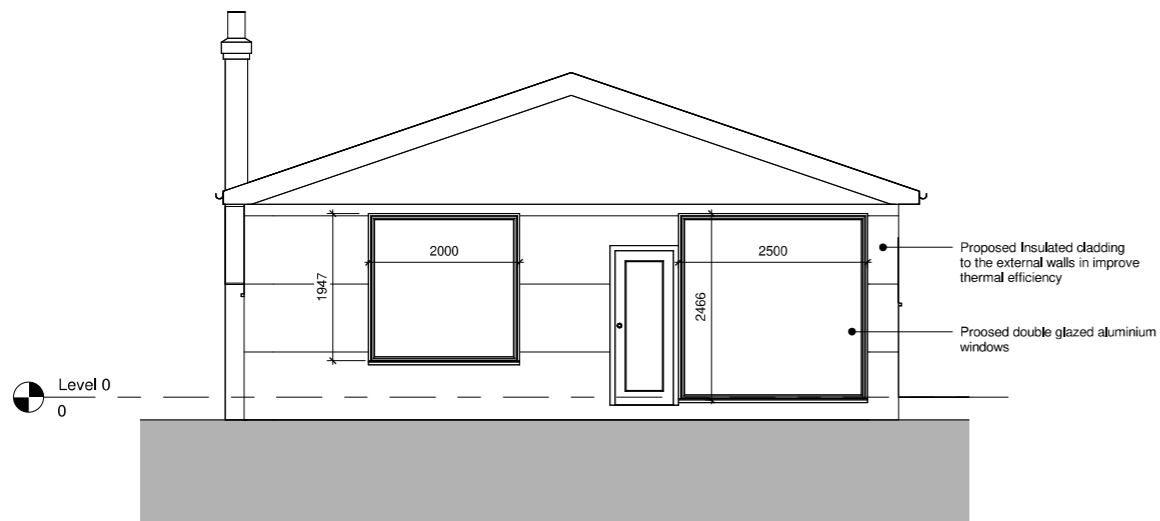
drawing title
Proposed Ground Floor Plan

author	date	drawn by	date
RH	09/03/26	RH	09/03/26
checker	date	approver	date
RH	09/03/26	RH	09/03/26
scale	paper size		
As indicated	A1		

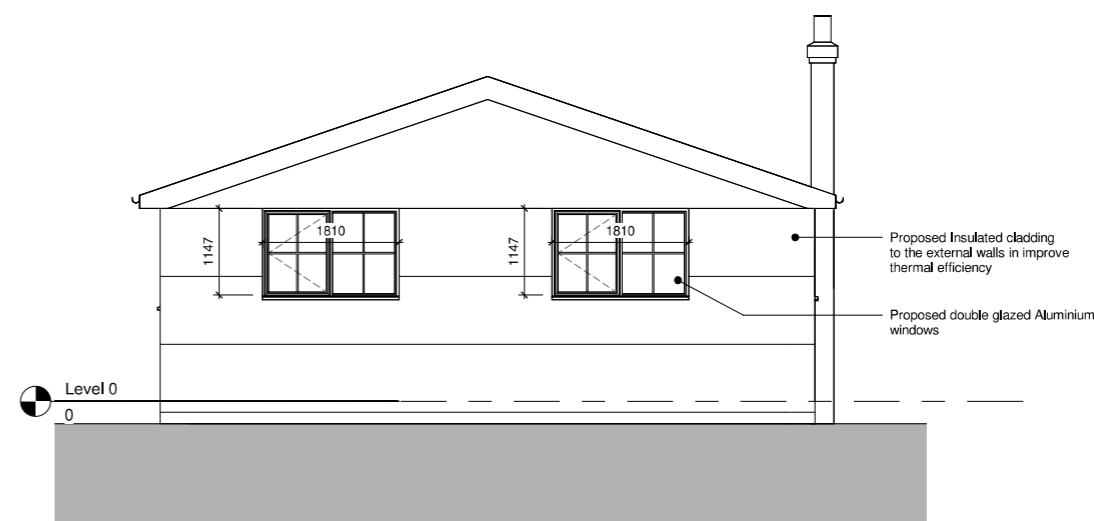
Project no.	Seed drawing no.	Rev.
3594	A100	3

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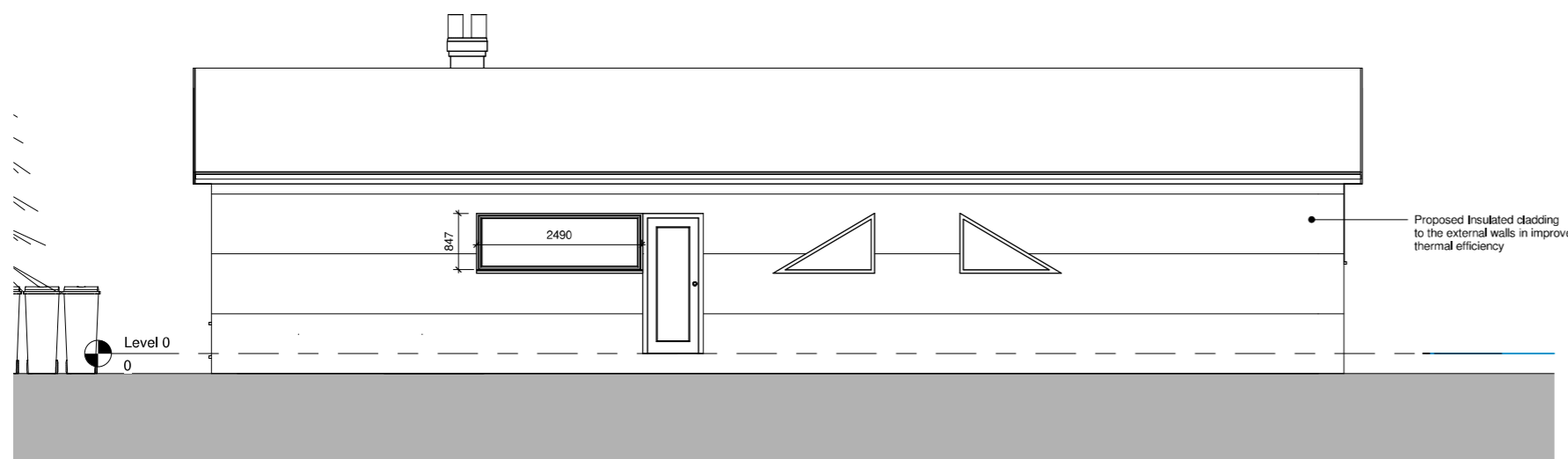
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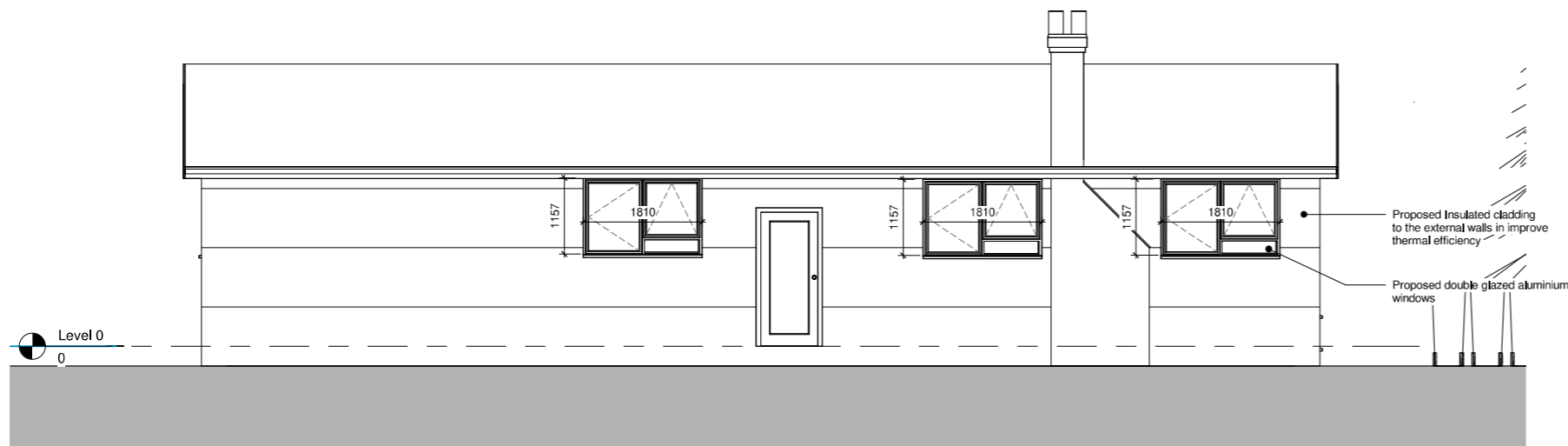
Rear_Elevation
 1 : 50



Front_Elevation
 1 : 50



Left_Elevation
 1 : 50



Right_Side_Elevation
 1 : 50

Revision Number	Date	Description of Revision	No	Drawn
1	20/04/2026	Plan amended following comments from planning		

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 Architects
 Experience | Design Ethos | Passion
 Personage Chambers, 3 Personage, Manchester M3 2JW - 0161 832 5750

status
 Planning

job title
 Highview

Location

drawing title
 Proposed Elevations

author Designer	date 09/03/26	drawn by Designer	date 09/03/26
checker Checker	date 06/18/25	approver Approver	date 06/18/25
scale 1 : 50	paper size A1		

Project no. 3594	Seed drawing no. A101	Rev. 1
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