

DELEGATED REPORT

Report by Jane Langan	Date of report: 25/06/2026	Ref: 73228/FUL
Registration: 29/05/2026	LDfC: 22/06/2026	Expiry Date: 24/07/2026
Site Visit: 09/06/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Construction of raised decking and access steps at rear with associated external works

Location: 229 Bolton Road West, Ramsbottom, Bury, BL0 9PS

Description

The property is a mid terraced house in a row of 4. It has been extended single storey at the rear and the house sits at a raised level from the garden with a small area of decking and steps down to the garden which is surfaced in gravel. The rear boundary is open and backs on to an access road along the back of the properties. The adjoining neighbours are No.231, extended single storey at the rear, and to the opposite side No.227 is also extended single storey and from this is an area of raised decking.

The application proposes an area of timber decking to a height of 1.8m with a 1.1m balustrade and storage area below. The decking would be 3.3m deep to the side to No.227. To the side to No.231 it would be 1m deep with steps then down to the garden. The plans also note that the existing gravel to the rear garden to be replaced with a permeable macadam driveway.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and no responses have been 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.

Visual amenity and design - The proposed timber decking with balustrade would be typical in design and materials for domestic decking. Similar exists to the adjoining No.227 and No.231 has a raised area due to the lower level of the gardens.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The plans note the replacement of the gravel at the rear with a macadam driveway which is used for parking as existing and is not accessed of a classified road.

Residential amenity - The ground floor of the site property and adjoining neighbours are at a higher level to the outside gardens. The adjoining No.227 has decking to the same height as the proposal and which is deeper. To the opposite side No.231 has steps down to its garden and low level fencing to the boundary. As such there is limited privacy between the properties and the proposal would not cause any overlooking than already

exists between the properties. To the rear 2 Cemetery Road sits side on and is across the back access road.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy Ha/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 2614-GTA-XX-XX-DR-A-1000, 2614-GTA-XX-XX-DR-A-1001 Rev A, 2614-GTA-XX-XX-DR-A-1002 Rev A 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	25/06/26	HL	26.06.2026