

DELEGATED REPORT

Report by Amanda

Date of report: 13/11/2025

Ref:72317/FUL

Uhunmwagho

Registration: 03/10/2025

LDFC: 28/10/2025

Expiry Date: 28/11/2025

Site Visit: 03/11/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey extension at side/rear with conversion of existing garage to living accommodation.

Location: 30 St Peters Road, Bury, BL9 9RB

Description

The application relates to a two storey semi-detached house with gardens to the front and rear of the dwelling. Along the front there is a red brick wall with a hedge along the rear. The whole of the front is paved. There was an attached garage to the side. The garage is in the process of being converted and the front wall has been built up and new roof trusses are in place. Works have currently ceased pending the outcome of the planning application.

The proposal is to build a single storey side and rear extension and to convert the existing garage in to living accommodation. The extension would project around 5.7m from the rear wall of the garage and it would extend across the whole of the rear elevation of the property. On the east side the extension would project 2.47m from the original rear elevation. The roof would be hipped.

The initial proposal also included the widening of the driveway access at the front but following discussion with the Highways officer this part of the proposed development was removed from the proposal.

Relevant Planning History

N/A

Publicity

Notice served on neighbour at no.28 St Peters Road and Cert B signed - 02/10/2025
3 neighbours notified on 06/10/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

Property & Technical Services - Estates Consultancy - No comments received.
Traffic Section - No objection. Condition suggested.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations
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.

The majority of the extension would be to the side and rear of the dwelling, and as there is

a two storey extension to the side of no.28 St Peters Road most of the extension would not be readily visible in the public realm. It would also be built with materials and a design that would be 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 -

- Opposite the front of the site is a cemetery. No residential properties.
- The distance to properties at the rear would be more than sufficient in terms of SPD 6.
- The extension would project just under 2.5m along the shared boundary with the attached neighbour and they have a conservatory on the rear elevation close to the shared boundary. As such the extension would not have any significant detrimental impact on residential amenity at that property.
- The extension would project to a similar point as the neighbouring extension at no.28. As such it would not have a seriously detrimental effect on residential amenity at this property.
- The extension would not impact on the existing parking arrangements at the front of the site.
- There would be more than a sufficient distance to the rear site boundary in terms of SPD 6.
- Notice was served on the neighbour at no.28 St Peters Road and certificate B was signed on the 2nd October 2025 due to the garage conversion section of the development being attached to the side extension at no.28. No objections have been received from the neighbour.

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 by one extra room 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 could accommodate at least two vehicles on the front of the site and there are no parking restrictions to the highway in front, and there are public transport routes close by. In this instance then the parking arrangements are considered sufficient.

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 R-1011-01 and R-1011-02C received on 08/09/2025 and drawing numbered R-1011-05-Rev B received on 07/11/2025 as modified by the email from Equilibrium Architects Ltd dated 07/11/2025. The development shall not be carried out except in accordance with the details 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.

- 4 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 13/11/2025		DM - 19/11/2025	