

DELEGATED REPORT

Report by Mo Warsame	Date of report: 20/11/2025	Ref: 72215/FUL
Registration: 15/09/2025	LDFC: 07/10/2025	Expiry Date: 10/11/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Hip to gable roof extension with loft conversion and rear dormer; Single/two storey side extension and single storey rear extension

Location: 15 Borrowdale Drive, Bury, BL9 8HT

Description

Semi-detached dwelling with gardens to the front and rear and drive that the side that leads to detached garage. The adjacent neighbouring properties are No.13 and No.17 (attached).

Planning permission is sought for the Hip to gable roof extension with loft conversion and rear dormer along with a part single/ part two storey side extension and single storey rear extension.

The hip to gable roof segment would extend the existing roof to the side without increasing the roof's ridge height to facilitate a loft conversion and a flat roof dormer to rear. The part single storey side extension would project 2400mm to the side with a setback of approximately 1400mm and run 3000mm before connecting to the part two storey side extension. This element would extend 3000m to the side and would run flush with principal rear elevation. The single storey rear extension would project 3600mm to the rear and run 6100mm to the side before connecting to a raised patio area. The development would accommodate a store, utility, raised patio area and a sun-lounge on the ground floor along with one additional bedroom on the first floor and two additional bedrooms on the second floor. The development would have pitched roofs above all development except for the flat dormer. The proposal would utilise the use of some matching materials.

Relevant Planning History

None.

Publicity

Neighbour letters sent 25/09/2025. One objections received.

Comments

Main concerns relate to noise, vibration and potential structural impact on the home. In addition, there is also concerns of surface water drainage.

Statutory/Non-Statutory Consultations

N/a

Pre-start Conditions

N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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.

This proposal relates to the hip to gable roof extension at the side, loft conversion and rear dormer extension. The immediate street scene is depicted by a mix of bay fronted detached and semi-detached properties the majority of which have no rear dormers, however there are some gable roof details visible. Any dormers visible on properties are limited to single, flat roof dormers. This would be acceptable. Furthermore, this part of the development could be achieved via permitted development.

In this instance the proposed dormer extension would not dominate the design and character of the original property. It would also not be visible from the public arena at the front of the house. Moreover, it could also be considered permitted development.

Overall, the development would be in keeping with the existing building and street scene and as such would be acceptable.

Residential Amenity

UDP policy H2/3 and SPD6 seeks to reduce the impact of proposals on the residential amenity of neighbouring properties.

In terms of overlooking and privacy to the rear; there are sufficient separation distance between the proposed development and the properties to the rear beyond the site. There would be one proposed side window on the part two storey extension. However, this would be from a bathroom (Non-habitable) and would be obscure glazed as stated on the proposed plans (03A). None of the other extensions would have proposed side windows. Additionally the proposed dormer which could be built under permitted development would be built entirely on the footprint of the main roof.

The proposed single storey rear extension would project 3.6m along the shared side boundary. However, there would be sufficient distance to the rear boundary and properties beyond. The development would not encroach the 45° rule when taken from the adjacent neighbouring properties. Therefore, any overshadowing would not be seriously excessive above and beyond the existing situation..

The proposed development would be acceptable and comply with UDP Policy H2/3 and associated guidance in SPD6.

Highways

The proposal will result in two additional bedroom and there will be no changes to the parking layout.

Response to Objection(s)

Internal alterations are not development under the planning act (s55). Structural works are covered under the Building Regulations.

A condition is added for the purpose of surface water drainage to ensure porous surfaces are installed for hardstandings.

Whilst noise is a planning matter, given the nature of the works and short duration, impacts are temporary and likely to be relatively minor and would not warrant any conditional controls.

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:

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 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 the revised drawings received on 18/11/2025 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 revised access arrangements indicated on approved plan reference 2548 - 05, incorporating the provision of a footway crossing extension the new driveway shall be constructed in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway. All highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the extended driveway and extensions hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury UDP Policies H2/3 - Extensions and Alterations and HT2/4 - Car Parking and New development, and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

<u>Case Officer</u> MW 20/11/25	<u>Date</u>	<u>Sign off Officer</u> DM 20/11/25	<u>Date</u>
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