

DELEGATED REPORT

Report by Amanda

Date of report: 09/03/2026

Ref:72787/FUL

Uhunmwagho

Registration: 10/02/2026

LDFC: 06/03/2026

Expiry Date: 07/04/2026

Site Visit: 27/02/2026

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey side and rear extension with side canopy, single storey front porch, rear dormer with juliet balcony and external alterations

Location: 2 Leyton Drive, Bury, BL9 9SL

Description

The application relates to a two storey semi-detached house with a car port to the side. At the front there is a long drive which could accommodate upto 2 vehicles, and there is an area of lawn. The boundaries are open with the adjacent properties. At the rear there is a garden area with a wall and fence along the boundary with no.18 Lawrence Street and a fence along the boundary with no.4 Leyton Drive. The rear boundary is open to an area of land which is within the applicant's ownership, but it does not form part of the original residential curtilage.

The proposal is to build a porch on the front elevation measuring 2m x 2.6m, and it would have a pitched roof. At the side there would be a garage measuring around 2.88m wide x 5.68m long. It would have a flat roof and roller shutter doors to the front and rear of the structure. To the rear of the garage would be a new canopy which would extend to the existing rear elevation of the house.

At the rear the single storey extension would project 5m and would measure 6m wide. It would have a flat roof with two raised roof lanterns and the walls would be finished with an off-white coloured k-render. There would be patio doors and a window to the rear elevation.

There would also be a flat roof dormer erected to the rear of the existing roof. It would be set in from both sides of the roof. It would provide a new bedroom and en-suite shower room. The outer cheeks of the dormer would be tile hung. There would be window and a Juliet style balcony to the rear.

Relevant Planning History

N/A

Publicity

Three neighbours were notified on 12/02/2026 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

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 garage to the side and the porch would be the only part of the development visible in the streetscape along Leyton Drive to the front. They would both be built with a design and materials that would be considered to be in keeping with the existing building.

The proposed canopy to the rear of the garage would only be visible by the neighbours at no.18 Lawrence Street next door and the structure would be similar to the existing car port which is currently on site.

At the rear the single storey extension would be finished with an off-white k-render. The extension wouldn't be visible in the public realm and as there are other rendered properties in the area it would not appear out of keeping in this location.

The dormer would be tile hung to blend with the existing roof.

Taking the above into account the design of the proposal is considered acceptable in this location and it is considered that 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 -

- There are no properties directly to the front of the site. Views from the property are over the highway on Leyton Drive.
- There are no properties directly to the rear of the site.
- Directly to the rear of the site is a piece of land which is owned by the applicant, but this area is not part of the original residential curtilage.
- No.18 Lawrence Street to the west of site is has a blank two storey side elevation adjacent to the shared boundary and a conservatory with obscure glazed windows to the side. The proposed garage extension and canopy to the side of the application dwelling would not cause any significant detrimental effect in terms of residential amenity at this property.
- There would be approximately 10.5m of drive length remaining to the front of the garage. This would be acceptable in terms of SPD 6.
- The garage would have doors to the front and rear elevations for access to the rear of the site.
- The front porch would be built directly in front of the existing entrance to the dwelling. As it would be built away from both side boundaries it would not have any significant detrimental effect on residential amenity at the adjacent properties.
- The position of the new porch would not have any seriously detrimental impact on parking arrangements to the front of the site.
- There would be no windows in the rear extension facing no.18 Lawrence Street and the side elevation would be approximately 2.9m away from the shared boundary.
- On the opposite side the single storey extension would be built close to the shared boundary with no.4 Leyton Drive (attached) and it would project 5m. It is noted that the neighbour has not objected to the proposal so the 5m projection would be considered acceptable under the Larger Homes Scheme.
- There would be no windows in the side elevation facing no.4 next door.
- The rear dormer would be set in from both side elevations and any views from the window and Juliet balcony would be over the applicant's own garden, and not directly overlooking neighbouring gardens.
- All of the development would be within the original residential curtilage.

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 from 3 to 4 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 has a drive way measuring around 10.5m and there would be a space within the new garage. The area is high access in terms of public transport. 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 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 Sheets 1, 2, 4, 5 and 6 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 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 and the single storey rear extension shall be finished with an off-white colour k-render.
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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 09/03/2026			