

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 03/03/2026	Ref: 72799/FUL
Registration: 10/02/2026	LDfC: 03/03/2026	Expiry Date: 07/04/2026
Site Visit: 11/02/2026	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: HOUS

Proposal: Two storey/single storey rear extension; Front porch

Location: 4 West Close, Bury, BL9 8DQ

Description

The proposal relates to a red brick two storey semi-detached property on the eastern side of West Close. The boundary is open to the front onto the street. To the northern side, there is an access gate for pedestrian access to the back garden. The side and rear boundaries are formed by timber fencing and hedging.

The proposal is to build a two/single storey rear extension together with a porch to the front. The proposed rear extension would project a maximum of 3m and at ground floor level would be 4.9m in length and 3.1m at first floor. At ground floor, a flat roof would be incorporated with a roof lantern a maximum of 3.3m in height. The first floor would incorporate a hipped roof a maximum of 6m in height, 4.8m to the eaves.

The proposed porch would project 1.3m from the front elevation of the property and would be a maximum of 2.3m wide. It would incorporate a gable roof a maximum of 3.5m in height with an eaves height of 2.3m.

The street scene along the eastern side of West Close is uniform with residential two storey, brick semi-detached dwellings lining the street. Properties have private driveways for one car.

Relevant Planning History

None

Publicity

6 neighbouring properties were consulted on 10/02/2026. One objection comment has been received:

- Loss of privacy and overlooking given the increased height and new vantage points as rear and side windows are proposed in the two storey extension

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
PFE	Places for Everyone
NPPF	National Planning Policy Framework
H2/3	Extensions and Alterations
SPD11	Parking Standards in Bury

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.

When viewing the application property from the front, it is noted that the street scene along West Close is generally uniform in nature, with the property types all being of the same type and material. Given this, the proposed porch could appear incongruous within the street scene.

SPD 6 however states that permitted development rights are a material consideration in the determination of planning applications. Although the proposed porch would not constitute permitted development as it would be 3.5m at maximum height rather than 3m, it is noted that permitted development rights have not been removed for this property and a similar porch (0.5m lower in height) could be built using these rights at 4 West Close. If a porch was to be built under permitted development, and subsequently planning permission was sought to raise the roof of that porch 0.5m following this, it is unlikely it would be refused given it being considered only a minor alteration. Given this, and the fact that similar materials are proposed to appear consistent with the application property, the proposed porch would be acceptable in this instance.

The proposed rear extension would be sited to the rear of the application property and therefore out of view from the street scene and therefore unlikely to impact.

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-

2 West Close is the adjoining neighbour. The proposed ground floor rear extension projects 3m from the existing rear elevation of the application property, compliant with that outlined within SPD 6 and therefore considered acceptable. Sited away from the proposed porch and first floor rear extension, there would be no impact.

6 West Close is the neighbour to the north. The proposed porch and first floor rear extension do not impinge on any habitable room windows at a 45 degree angle due to a door and obscure glazed bathroom window being the windows closest to the proposals and therefore there would be no unacceptable impact to this property.

Properties to the rear retain over 30m of interface distance, compliant with the guidance outlined in SPD6.

Properties to the front retain approximately 19m of interface distance, compliant with the guidance outlined within SPD6.

Parking-

The proposal would increase the number of bedrooms from 3 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The dwelling is sited within Zone 4 and therefore the parking standard for 4 bedroom properties and greater is 3 car parking spaces. The proposed site plan shows the provision for 2 car parking spaces to the front of the property. Given the parking at the property provision at the property is currently only one space, already not meeting the standard required, and the proposal increases the provision by one space for the additional bedroom proposed, it is considered acceptable in this instance.

Response to Objection:

The proposed two store rear extension has no side windows proposed. There is also no increase in height from the existing property. Given this, it is unlikely to cause any further overlooking or privacy impact than exists. Any other concerns have been addressed within the body of the report.

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 02, 03 and 04 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 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO 03/03/2026			