

DELEGATED REPORT

Report by Tom Beirne	Date of report: 19/05/2026	Ref: 73036/FUL
Registration: 30/03/2026	LDfC: 08/05/2026	Expiry Date: 25/05/2026
Site Visit: 07/04/2026	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: Single storey rear extension and single storey side extension with conversion of existing garage to living accommodation

Location: 99 Radcliffe Road, Bury, BL9 9LD

Description

The site comprises a semi-detached bungalow that has been extended to the rear and side. Driveway to the front.

The immediate unattached neighbour at No.97 is a two storey house, currently in the process of being extended to the side and rear. The attached bungalow at No.99A has a single storey conservatory (approx. 2.6m out from the rear elevation) at the rear, adjacent to the shared boundary with No.99.

The proposal involves demolishing the rear/ side extensions which are in poor condition and building a single storey extension wrapping around the side and rear. The side extension would run out level with the front elevation, stopping a metre short of the side boundary with No.97. It would run back and project 6m back from the rear elevation and run across the rear elevation with a shallow mono-pitched roof.

Relevant Planning History

71400 - Single storey side & rear extension; Rear dormer - 12/08/2025

03180/E - Single storey rear extension - Enquiry completed 20/03/2026

71400 - Single storey side & rear extension; Rear dormer - Refused 07/02/2025

Publicity

Immediate neighbours notified by letter dated 15/04/2026. No objections received.

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 PpE 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.

Larger homes - Current legislation does allow for larger extensions, projecting out up to 6m from the rear elevation, via the Prior Approval process. Extensions projecting in excess of 3m would be assessed against a 45 degree line from the neighbours habitable room window.

Visual amenity - The single storey extension at the rear would not be viewed from the public realm and the side extension is relatively modest in scale and would not be prominent within the streetscape. The extensions are acceptable in terms of visual amenity and complies with UDP Policy H2/3 and SPD6 relating to extensions.

Residential amenity - The rear extension would project 3.4m beyond the back of the neighbour's rear conservatory which extends along the shared side boundary. The extension is single storey with a low profile and would be to the east of the attached

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neighbour so any impact on the attached neighbour at No.99A would be limited. Overshadowing would be minimal and would be in the morning rather than the afternoon. It is noted that there are no objections from the attached neighbour.

There are no issues with regard to the unattached neighbour at No.97 Radcliffe Road.

The proposal is acceptable in terms of residential amenity and complies with UDP Policy H2/3 and guidance in SPD6 extensions and alterations.

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 PP/270326/1, 2, 3 and 4 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	19/05/2026	DM	19.05.2026