

DELEGATED REPORT

Report by Tom Beirne	Date of report: 12/11/2025	Ref: 72423/FUL
Registration: 30/09/2025	LDFC: 30/10/2025	Expiry Date: 25/11/2025
Site Visit: 11/11/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey / two storey extension at side and new door to side elevation

Location: 12 Silverdale Close, Bury, BL9 9GE

Description

The application relates to a two storey detached house with a driveway to the side. Single storey extension across the rear and to the rear of the driveway. The boundary with No.14 is open and adjacent to the neighbour's driveway.

The proposal involves a single/two storey extension to the side of the house, over the driveway. It would be level with the front elevation and project out 3m to the side boundary and run back to the existing single storey extension at the rear of the driveway. There would be a small balcony at the front and drops down to single storey beyond the rear elevation, running 3m to the existing extension. The roof over the two storey element would be pitched and set down from the main roof. the single storey rear element would be pitched and run over onto the existing single storey extension. Constructed in red brick to match the house. The driveway to the front would be 5.8m in length.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 09/10/2025. 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 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 - In terms of design and appearance within the streetscape, the proposed extension would be in keeping with the existing house. Whilst the extension projects out to the boundary, the first floor is set back and the adjacent neighbour is also set back from the main front elevation so mitigating the impact of terracing.

The extension, in terms of visual amenity, is acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Residential amenity - Given the relationship to the neighbours, the proposal does not raise any residential amenity issues. The small balcony at the front would not have a significant impact on privacy and there are no primary habitable room windows in the gable of the neighbour at No.14. There is sufficient space to the rear boundary to mitigate overlooking.

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

Parking - There would be space on the remaining driveway to park a car and this is considered sufficient and complies with UDP Policy H2/3 and guidance in SPD6 relating to

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 - Sheets 1 and 2 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	12/11/2025	DM	19/11/2025