

DELEGATED REPORT

Report by Amanda

Date of report: 26/08/2025

Ref:72075/FUL

Uhunmwagho

Registration: 07/07/2025

LDfC: 31/07/2025

Expiry Date: 01/09/2025

Site Visit: 15/08/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Side storey extension; Single storey rear extension; Loft conversion with front & rear dormers; Relocation of main entrance to front elevation; Front porch & canopy; Bay windows to front elevation; Relocation of vehicular access to side/rear

Location: 1 Wiltshire Close, Bury, BL9 9EY

Description

The application relates to a semi-detached bungalow which fronts on to Wiltshire Close, with Cornwall Drive to the south. There are hedges to the front and south side boundaries and fences to the north and rear of the site. There is an existing driveway to the south side of the dwelling accessed from Cornwall Drive and gardens to three sides. The rear garden is tiered up from the dwelling to the rear of the site and there is a bbq shelter and shed in the rear garden, and also a conservatory on the rear of the dwelling.

The proposal is to add a single storey side extension, single storey rear extension, loft conversion with front and rear dormers, relocation of the main entrance to the front elevation, front porch and canopy, bay windows to front elevation and relocation of vehicular access to the side/rear.

The side extension would measure around 4.5m wide and it would be built flush with the front and rear elevations of the existing property. The flat roof dormers would be built across the front and rear of the dwelling and the new loft conversion would accommodate 5 bedrooms, a bathroom and an en-suite bathroom.

The existing conservatory at the rear would be replaced with a single storey extension that would project 4m from the original rear elevation and 3.22m wide. The roof would be hipped. At the front of the property there would be a new open porch with a pitched roof canopy to the front of the new entrance to the dwelling. There would also be new bay windows to the ground floor of the front elevation.

The existing driveway which is to the south side of the dwelling is to be blocked up and the dropped kerb reinstated. A new driveway would be created to the rear of the site which would accommodate at least two vehicles.

Relevant Planning History

01466/E - Removal of Mature trees and replacement by Detached Pre Fab Garage - Enquiry completed 27/02/2014

Publicity

9 neighbours notified on 10/07/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No objections to revised drawing received on 31/07/2025 - Conditions and informatives suggested.

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 proposed extensions and dormers would be built with materials and a design that would be considered to be in keeping with the existing building as well as being very similar to other properties in the locality, including one directly to the south of the site on the opposite side of Cornwall Drive. As such it is considered that the proposed development would not have any significant detrimental impact on the character of the existing streetscape.

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 -

- Properties to the front, side and rear of the site would be an acceptable distance from the extended property not to have any significant detrimental impact on residential amenity at those properties.
- The rear dormer would be around 9.8m from the rear boundary. As SPD 6 states that first floor habitable rooms should be at least 7m from a shared boundary this distance would be acceptable. It is also noted that no.117 Cornwall Drive to the rear has a higher ground level compared to the site and it has a two storey blank gable wall facing the site.
- The rear extension would project out to a similar point as the existing conservatory and the attached property has a single storey extension adjacent to the shared boundary. As such there would not be any significant detrimental impact on residential amenity at the neighbouring property.
- At its closest point the side extension would be around 2.9m from the southern boundary. This would be acceptable in terms of SPD 6.
- There would be no habitable room windows to the side elevation.
- The bay windows to the front elevation and the new porch and canopy would be set well back from the front boundary and the separation distance to properties opposite would be acceptable in terms of SPD 6.
- The proposed new driveway would be adjacent to the neighbouring drive at the property to the rear and it would measure just over 15m in length. The position of the new driveway would not have any seriously detrimental affect on residential amenity in this area.

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 2 to 5 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 proposed drawing shows that the new driveway on site would measure just over 15m long. This means there would be the potential to park up to three vehicles on site if required. The area has on

street parking and there is public transport available. 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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 SHT 1 of 3 and SHT 2 of 3 received on 09/07/2025 and drawing numbered SHT 3 of 3 Rev B received on 19/08/2025 as modified by the email from I. Planning Services dated 19/08/2025. The development shall not be carried out except in accordance with the details 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 there shall be aluminium bi-folding patio doors to the rear.
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.
- 4 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
- 5 The development hereby approved shall not be brought into use/first occupied unless and until the redundant footway crossing indicated on approved plan reference SHT 3 of 3 Revision A and all associated footway remedial works have been implemented.
Reason. To ensure good highway design in the interests of road safety pursuant 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU	26/08/2025	DM	27/08/2025