

DELEGATED REPORT

Report by Tom Beirne	Date of report: 20/08/2026	Ref: 73459/FUL
Registration: 21/07/2026	LDFC: 20/08/2026	Expiry Date: 15/09/2026
Site Visit: 18/08/2026	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: Variation of condition 2 (approved plans) on planning permission 70983 (Replacement two storey garage; rear dormer and PV panels to roof and create new vehicular access); Increasing the width of the garage to ensure the stairway and downstairs toilet are accommodated alongside the double garage; Reducing the pitch of the roof to provide additional headroom to the first floor, which allows space for a small en-suite to be accommodated; Adding two windows to the east elevation; Adding a utility space to the ground floor of the garage and increase in decking floor space to the rear

Location: 399 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NR

Description

The application relates to a two storey stone built semi-detached house at the eastern end of Bass Lane, close to the junction with Walmersley Road (A56). There is a grassed paddock to the east of the property. Attached immediately to the west is 397 Bass Lane and to the south, across the road is a detached house 400 Bass Lane. To the north, at the rear of the site is a well treed clough running east west. The site is within the Green Belt and River Valley and is within a designated Wildlife Links/Corridor.

The previous proposal related to the demolition of the existing garage and attached conservatory and replacing with a new garage with additional accommodation in the roof space. The new access track would be in the form of a 'cart track' and run through a new five bar timber gate.

The revised scheme involves

- Increasing the width of the garage by 500mm to ensure the stairway and downstairs toilet are accommodated alongside the double garage;
- Reducing the pitch of the roof and raising the eaves approx 300mm to provide additional headroom to the first floor, which allows space for a small en-suite to be accommodated;
- Adding two small windows to the east/ gable elevation;
- Adding a utility space to the ground floor of the garage

Relevant Planning History

70983 - Replacement two storey garage; rear dormer and PV panels to roof and create new vehicular access - Approved 17/10/2024
72923 - Application to discharge condition 4 (construction traffic management plan CTMP) on planning permission 70983 - Approved 16/04/2026
73456 - Change of use of land from field/paddock to residential garden and domestic curtilage - undecided

Publicity

Immediate neighbours notified by letter dated 31/07/2026. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

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 - The proposed alterations are to the building only and are considered to be very modest and would be in keeping with the existing house and within the wider streetscape. The not have a significant impact on the appearance of the existing previously approved scheme and there are no changes to the access. The proposals are considered to be acceptable and would comply with UDP Policy H2/3 and associated guidance in SPD6.

Residential amenity - Given the modest nature of the amendments, there are no residential amenity issues arising. It is noted that there are no objections from neighbours. The proposals are considered to be acceptable in terms of residential amenity and would comply with UDP Policy H2/3 and associated guidance in SPD6.

Parking and access - The previously approved changes to the access would not be altered. Closing the existing access and creating the new domestic access through the corner of the paddock would improve visibility and by consequence, highway safety. In terms of parking, the existing garage would be replaced and parking on the driveway would not be reduced. With conditions requiring a construction traffic management plan, the proposal is considered to be acceptable and complies with UDP Policy H2/3 and SPD6 with regard to traffic and parking.

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 TDS-25-196-0, 01 and 03 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.
- 4 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required following construction of the proposed development;
2. Access route for all construction vehicles to the site from the Key Route Network;
3. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain adequate levels of visibility onto the adopted highway;
4. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on Bass Lane and within the curtilage of the site and number of vehicle movements;
7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle deliveries and manoeuvres;
8. Parking on site or on land within the applicant's control of operatives' and vehicles, together with storage on site of construction materials;
9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the demolition works and groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations pursuant to UDP Policy HT4 New Development.

- 5 The revised vehicular access arrangements indicated on revised plan TDS-25-196-01, incorporating the use of the existing easterly site access, visibility splays shown with no obstructions above the height of 0.9m within them, closure of the westerly site access with the new 0.9m high maximum garden wall shown with any required foundations that do not encroach under the adjacent adopted highway, demarcation of the limits of the adopted highway and retention of the 'cobbles' at the redundant site access, hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the new driveway and development hereby approved being brought into use and thereafter maintained available for use at all times.

Reason. To secure the satisfactory development of the site in terms of highway safety and ensure the intervisibility of the users of the site and the adjacent highways.

- 6 The car parking and turning facilities indicated on site plan TDS-25-196-01 shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times.

Reason. To ensure adequate off-street car parking, to allow adequate space to

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maintain vehicles clear of the highway and to minimise the standing and turning movements of vehicles on the highway in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	20/08/2026	DM	11.09.2026