

DELEGATED REPORT

Report by Claire Booth	Date of report: 07/04/2026	Ref: 72842/FUL
Registration: 10/02/2026	LDfC: 12/03/2026	Expiry Date: 07/04/2026
Site Visit: 07/04/2026	Site Notice: N/A	Press Date: N/A
08:00:00		
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey front/side extension

Location: 38 Sandown Road, Bury, BL9 8HN

Description

This application relates to a two storey end terrace property located on Sandown Road on the corner with Baguley Drive. This property has a conservatory extension on the north facing side elevation and a flat roof garage which is located outside the enclosed garden and is accessed off Sandown Road. At its front, on Sandown Road, the property has a flat roof porch addition. The ground floor portion of the front elevation is rendered with the remainder of the dwelling being brick. The application property has hedging to the Sandown Road and Baguley Drive boundaries.

Planning permission is sought to demolish the existing conservatory and for a single storey front and side extension.

The existing conservatory projects approximately 3.7m beyond the north facing elevation of the dwelling. It has a depth of approximately 3.2m.

The proposed front extension would project approximately 1.04m forward of the principal elevation of the dwelling. The proposed side extension would project 4.0m from the north facing gable side elevation of the dwelling. It would have a depth of 6.7m. It would have an eaves height of approximately 2.1m and a ridge height of approximately 3.7m. The proposed extension seeks to be rendered.

The street scene is residential in nature, predominantly semi-detached dwellings with the exception of the short 4 dwellings terrace to which this property forms the eastern end off. Parking at the locality is mixed. Some properties have driveways, however, some properties, have no driveway and therefore on street parking is common.

Relevant Planning History

None.

Publicity

8 adjoining and nearby neighbours were consulted on the 19/02/2026. No representations have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

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

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.

Design and 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 front extension would project approximately 1.17m (including eaves overhang). It is acknowledged that no other property along this stretch of Sandown Road has a front extension and that it would project forward of the established build line along Sandown Road, however, this proposed front extension would not cause such demonstrable harm to the visual amenity of the street scene to justify the refusal of this application on this basis.

The proposed side extension would appear subordinate in its scale and massing to the host dwelling.

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.

Residential Amenity

The attached neighbour most affected by the proposed extension is no. 2 Baguley Drive. The front of this neighbour's property faces southwards and the rear elevation faces northwards. The proposed side extension would therefore project off the north facing elevation of the terrace. It is to be set approximately 0.7m off the shared boundary. Given the extension is to be sited on the north facing elevation of the host dwelling and the wider terrace and to the east of this neighbouring dwelling, the proposed extension would not take a significant amount of light from this neighbouring dwelling.

The two existing flat roof garages located between the north boundary of the existing garden area of the application site, one of which is within the submitted red edge, will prevent any direct overlooking of the rear garden and habitable rooms of no. 36 Sandown Road and 60 Ripon Avenue, both located to the side of the proposed extension.

The proposed front extension would retain a separation distance between nos. 33 and 35 Sandown Road of approximately 20m. With the proposal being single storey the proposed extension would not harm the amenity of these neighbours.

Based on all of the above, the proposal accords with the requirements of UDP Policy H2/3 and SPD6.

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 permission relates to the following plans:

Drawing ref. Site Location Plan,
Drawing no. 26.3732.2: Existing & Proposed Block Plans; and,
Drawing no. 26.3732.SC1.1A: Scheme 1 Proposed Floor Plans & Elevations, 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
development in accordance with the policies contained within the Bury Unitary
Development Plan, Greater Manchester Places for Everyone Joint Development
Plan and the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	07/04/2026	HL	07.04.2026