

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 14/01/2026	Ref: 72527/FUL
Registration: 24/11/2025	LDfC: 17/12/2025	Expiry Date: 19/01/2026
Site Visit: 03/12/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side extension; Single storey front extension; Underground septic tank to rear

Location: 1 Whittles, Turton Road, Tottington, Bury, BL8 3QQ

Description

The application relates to a two-storey end terraced dwelling with an open boundary to the front onto the road and a fenced garden to the rear. To the side of the property, there is also fencing and access to the rear from the outside of the property is to the side.

The proposal is to build a two storey side extension on the western elevation of the property together with a single storey front extension and an underground septic tank to the rear of the property.

The proposed side extension would project 3.3m from the existing side elevation of the property and would be approximately 9.4m in length. It would incorporate a gable end roof 5.4m to the eaves and 7.8m to the ridge.

The proposed front extension would project no further than the existing front outrigger and would adjoin that at 2 Whittles towards the eastern side. It would then be staggered backwards so that it would project 1.4m from the proposed side extension. Two columns and a canopy with a gable roof feature are also proposed on this part of the front extension. It would be approximately 2.8m in height at its maximum with the eaves being approximately 1.9m in height.

The proposed septic tank would be underground with only the galvanised air pipe visible approximately 0.2m in height.

In terms of the streetscape, the area is rural in nature with stone terraced cottages being the norm. Other properties in the area also feature front extensions and outriggers.

The site lies within the area defined as Green Belt.

Relevant Planning History

52082 - ERECTION OF AGRICULTURAL BUILDING (RETROSPECTIVE) - Refused
18/03/2010

Publicity

1 neighbour was consulted on 26/11/2025. This neighbour was re consulted on 19/12/2025 due to an amended description to include the proposed underground septic tank. No comments have been received.

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land

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- No objections received
Environmental Health - Pollution Control
- No objections received
Borough Engineer - Drainage Section
- No objections subject to a condition which has been acknowledged within the conditions of this report.
United Utilities (Water and waste)
- No comments received

Pre-start Conditions - the agent agreed to the pre-commencement condition recommended by the drainage section.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
OL1	Green Belt
PfE	Places for Everyone
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.

Green Belt-

The volume of the existing dwelling is approximately 320.5 cubic metres. The proposed extensions increase the volume to approximately 391.4 cubic metres and this equates to around a 22.1% increase. The increase in the volume is therefore considered modest and as the proposed front extension faces the road and the proposed side extension leaves approximately 5m to the boundary, there would be no public views or impact on the character and openness of the Green Belt.

In terms of the proposed septic tank, as the tank is linked to the use of the property as a dwelling and there is only a small pipe visible, it is not considered that the purpose or openness of the Green Belt would be impacted by this.

The proposal is acceptable and complies with the NPPF and UDP Policy OL1/2 New Buildings in the Green Belt.

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 scale of the proposed side extension is considered to be subordinate to the existing dwelling as it is less than half the width of the existing dwelling. The proposed front extension would also be considered a modest addition as does not project any further than the existing outrigger. Both extensions are in character of the existing dwelling by virtue of the materials proposed to match the existing.

The proposed side extension would also be set off the side boundary by approximately 5m ensuring access is retained to the rear for bin storage on non-collection days.

The proposed septic tank would be predominantly underground, with only a 0.2m pipe visible. Due to this, it would not impact the visual amenity of the area and would therefore be considered acceptable.

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-

2 Whittles is the adjoining neighbour. Sited away from the proposed side extension and, due to the front extension projecting no further than the existing and being flush with the front extension at 2 Whittles, there would be no impacts to this neighbour.

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.

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 TDS-25-196-04 and TDS-25-196-03 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 4 Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided.
REASON: To promote sustainable development. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO 14/1/26		DM 14/01/26	