

DELEGATED REPORT

Report by Amanda

Date of report: 06/02/2026

Ref:72685/FUL

Uhunmwagho

Registration: 23/12/2025

LDfC: 02/02/2026

Expiry Date: 17/02/2026

Site Visit: 30/01/2026

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: Single storey rear extension; Single storey front extension

Location: 33 St Georges Road, Bury, BL9 8JG

Description

The application relates to a two storey detached house with an attached garage to the side. At the front there is an open plan garden and drive for three vehicles. There is a single storey pitched roof section to the front with bay windows to both the ground and to one of the first floor rooms.

At the rear there is a single storey extension and a patio area which is fenced off with railings and a gate to the rest of the rear garden which is a lawn. There are fences to all boundaries with trees and planting to all sides.

The proposal is to build single storey front and rear extensions, as well as rearranging openings in the existing single storey rear extension. At the front the extension would measure 1m x 3.67m and the roof would be pitched to match the existing roof at the front of the property. The extension would extend the existing lounge.

At the rear the extension would be to the existing kitchen and it would measure 1.35m x 5.44m. The roof would be pitched with three rooflights. The drawings also show that the door on the existing sun room extension would be relocated to the rear elevation and a window would be installed to the side, where the door is currently. There would also be two rooflights installed to either side of the roof.

Relevant Planning History

N/A

Publicity

5 neighbours notified on 12/01/2026 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

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 development would be finished with materials and a design that would be considered to be in keeping with the existing building.

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 -

- The separation distances between the extensions to the front and rear of the dwelling and neighbouring properties/gardens to the front and rear of the site would be more than sufficient in terms of SPD 6, not to have any significant detrimental impact on residential amenity at those properties.
- The position of the front extension would not have any significant detrimental impact on the existing parking arrangements on site.
- There would be no new windows in the southeast side of the front extension adjacent to the boundary with no.35 St George's Road and the side elevation would be no closer to the boundary with this property than the side elevation of the existing dwelling.
- At the rear the single storey extension would be built flush with the existing side elevation of the house and at it closest point, it would be around 1.76m away from the shared boundary with no.31 next door.
- There would be no windows to the side elevation of the rear extension facing no.31.
- The proposed rooflights to the single storey rear extension, and the existing sun room would not cause any significant detrimental impact on residential amenity at either of the adjacent properties.
- The changes to the existing sun room by way of moving the existing doors to the rear elevation and installing a window where the door is currently would not be considered to be any different privacy wise, compared to the existing arrangements given that the existing doors are glazed. The window to the side would be around 7m away from the boundary with no.31, which would be acceptable in terms of SPD 6.
- The distance from the rear extension to the rear boundary would be acceptable in terms of SPD 6.

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 not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the front of the site.

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

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of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings numbered D0395/100, D0395/101 Revision A, D0395/102 Revision A, D0395/103, D0395/104, D0395/105 and D0395/106 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 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.

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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 06/02/2026		DM - 09.02.2026	