

DELEGATED REPORT

Report by Amanda

Date of report: 06/02/2026

Ref:72689/FUL

Uhunmwagho

Registration: 23/12/2025

LDfC: 30/01/2026

Expiry Date: 17/02/2026

Site Visit: 02/02/2026

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: New front porch; single storey / two storey extensions at side / rear and single storey extension at rear

Location: 26 Hillside Crescent, Bury, BL9 6PZ

Description

The application relates to a two storey, red brick semi-detached house which is raised to the highway front. There is a brick wall along the front boundary and small garden area with a drive to the side. There is a brick wall along the shared boundary with no.24 to the west and the dwelling/land at no.24 is around 900mm lower compared to the site, due to Hillside Crescent being on a hill. The land level on site is the same as no.28, attached.

At the rear of the house there is a single storey extension and a private garden with fences to all boundaries. There is a patio area to the rear of the house with lawn and tarmac to the rest of the garden. There are also two small sheds at the bottom of the garden.

The proposal is to alter the front porch and add a single/two storey extension to the side/rear and a single storey rear extension. At the front there is currently an open porch. The proposed drawing shows that a new front door and windows would be installed flush to the front elevation of the existing dwelling to close in the existing porch to create a larger hall to the inside of the dwelling. There would be no extension forward of the existing front elevation.

At the side the whole of the extension would be set back from the front elevation by approximately 484mm and would have a mono-pitched roof. It would measure 2.32m wide and the overall length of the side elevation would be 11.85m. The first floor would be set back 1m from the existing front elevation and it would measure 8.35m long. The roof would be hipped.

At the rear the two storey extension would project approximately 2.98m from the original rear elevation. This would be directly above the existing single storey rear extension. It would measure 6.6m wide and would have a hipped roof.

The single storey rear extension would project around 2.78m off the rear of the existing single storey extension which would result in a total projection of 6m from the original rear elevation. It would measure 8.6m wide and the roof would be flat.

The extension would provide a new study, utility room and extended kitchen and dining rooms at ground floor level and a fourth bedroom and larger bathroom to the first floor.

Relevant Planning History

N/A

Publicity

7 neighbours notified on 09/01/2026 - No comments or objections 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
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 side extension would be set back from the existing front elevation at both the ground and first floor levels. At first floor there would be a set back of 1m. Normally a first floor set back of at least 1.5m would be required where the application property is adjacent to another dwelling, but in this instance no.24 to the west is around 900mm lower compared to the application property. Taking this into account, along with the 1m set back and that the whole of the extension would be around 190mm away from the shared boundary, it is considered that there would not be any significant detrimental impact on the existing streetscene in terms of terracing.

The extensions would be built with materials and a design that would be considered to be acceptable in keeping with the existing building, and the rear extensions would not be openly visible in the streetscene. As such the design of the proposal is considered acceptable in this location.

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 -

- At the front there would be approximately 5.23m from the front of the extension to the front boundary. This would be considered to be sufficient in order to park a vehicle clear of the highway in front.
- As the porch wouldn't be extended any further forward than it is now it would not have any significant detrimental impact on the parking arrangements within the site.
- Distances to properties to the front and rear of the extensions would be acceptable in terms of SPD 6.
- There would be around 10m from the ground floor rear elevation, and approximately 13m from the first floor rear elevation to the rear boundary. This would be acceptable in terms of SPD 6.
- The single and two storey side extensions would be approximately 190mm away from the shared boundary with no.24 Hillside Crescent. As such there would be no concerns regards encroachment of land at no.24.
- At the rear the single storey extension would be around 120mm away from the boundary with no.28 (attached) and the first floor extension would be around 2m from the shared boundary with this property.
- The single storey extension would result in a total projection of 6m along the shared boundary with the attached property. As the neighbour has not objected to the proposal this would be considered to be acceptable in terms of the larger homes scheme.
- There would be no windows to the side elevations facing no.28.
- On the west side elevation, facing no.24 there would be two new ground floor windows to a wc and a utility room. As a utility room is not considered to be a habitable room there would be no reason to add a condition to obscurely glaze this room. A condition

would be added to ensure the wc window is fitted with obscure glazing.

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 3 to 4 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 site would have a parking space for one vehicle on site following the side extension being built and there may be potential for further parking to the front of the site if the applicant wished to pursue that in the future. There are no restrictions to parking on the highway in front of the site and public transport is available close by. 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 drawing numbered RAD/3447/25/1/Rev B received on 05/01/2026 as modified by the email from RA Design & Project Management Ltd dated 05/02/2026. 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 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 Before the first occupation of the extension hereby permitted the ground floor wc window to the side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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