

DELEGATED REPORT

Report by Amanda

Date of report: 09/02/2026

Ref:72647/FUL

Uhunmwagho

Registration: 17/12/2025

LDfC: 19/01/2026

Expiry Date: 11/02/2026

Site Visit: 30/01/2026

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: Single storey rear extension and garage conversion

Location: 8 Turton Close, Bury, BL8 2EE

Description

The application relates to a detached bungalow with gardens to the front and rear of the dwelling. At the front the site is mostly paved with some planting and there is a low wall along the front and west boundaries. The drive way could accommodate upto 3 vehicles and there is also a garage. To the east side the boundary is open along the front garden of no.6 next door. At the rear there are fences to all sides, and a lawned garden with planting throughout. There is also a greenhouse adjacent to the west boundary.

The proposal is to build a single storey rear extension and to convert the garage into a bedroom. The rear extension would project 4m and it would extend across the whole of the rear elevation of the existing dwelling. It would have a flat roof. The existing garage would be converted into a new bedroom.

Relevant Planning History

45663 - Single storey extension to side - Approve with Conditions 11/01/2006

Publicity

6 neighbours were notified on 23/12/2025 - one comment was received.

Why are the bedroom windows on the front elevation full size to the ground? This will alter the appearance at the front of the property in relation to its neighbours and seems unnecessary

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 only change to the front elevation would be a new window in place of the original garage door. The proposed window would be considered to be in keeping with the other openings on the front elevation.

The extension would be built wholly on the rear of the dwelling and would not be openly

visible in the streetscape. It would be built with materials and a design that would be 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 -

- Separation distances to properties at the front and rear of the site would be acceptable in terms of SPD 6.
- There would be 11.3m from the rear of the extension to the rear boundary.
- At the front of the site there would be 12.3m of drive length remaining to the front.
- On the northeast side elevation there would be two windows. One would be to the new living room and one to a bedroom. Both these windows would be considered to be secondary to these rooms, as the principal windows are located to the front and rear elevations of the dwelling. As such a condition would be added to the decision stating that these windows must remain obscurely glazed and unopenable below an internal height of 1.7m at all times in the future in order to retain privacy levels between users of the application dwelling and their neighbours.
- There would also be three windows installed to the southwest side elevation, a kitchen window, en-suite and a secondary bedroom window. Given that the kitchen would not be considered to be a habitable room there would be no reason to obscurely glaze that window. However, a condition would be added to the decision noting that the bedroom and bathroom windows to this side elevation should be obscurely glazed and unopenable below an internal height of 1.7m at all times in the future.
- The extension would not be any closer to the side boundaries than the existing building on site. As such there would be no concerns regarding encroachment on to adjacent land.

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. One parking space would be lost on site due to the conversion of the garage but the existing drive way on site can accommodate upto 2/3 vehicles, which would be acceptable on this site. There are also no parking restrictions to the highway in front.

Response to neighbour comment -

The concerns of the neighbour have been addressed by way of revised drawings showing the full length windows to the front elevation removed from the proposal. The existing windows would remain as they are currently and the new window to the garage conversion would be considered to be in keeping with the existing windows.

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 DEW/2025/12/26W/S1 and DEW/2025/12/26W/S2 received on 18/12/2025 and drawings numbered DEW/2025/12/26W/01 Rev 02, DEW/2025/12/26W/02 Rev 02, DEW/2025/12/26W/03 Rev 02, DEW/2025/12/26W/04 Rev 02, DEW/2025/12/26W/05 Rev 02, DEW/2025/12/26W/06 Rev 02, DEW/2025/12/26W/07 Rev 02 and DEW/2025/12/26W/08 Rev 02 received on 04/02/2026 as modified by the email from Mr Jeevananda Rupage dated 04/02/2026. 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 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.
- 4 Before the first occupation of the extension hereby permitted the en-suite and secondary bedroom windows on the southwest side elevation, and the new living room and bedroom windows on the northeast side elevation shall be fitted with obscured glazing, be unopenable below an internal height of 1.7m 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 09/02/2026		DM - 10/02/2026	