

DELEGATED REPORT

Report by Tom Beirne	Date of report: 04/11/2025	Ref: 72356/FUL
Registration: 10/09/2025	LDFC: 10/10/2025	Expiry Date: 05/11/2025
Site Visit: 28/10/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Front porch; single storey / first floor side extension including timber cladding to front; new driveway / pavement crossing and render to front, side and rear elevations

Location: 119 Summerseat Lane, Ramsbottom, Bury, BL0 9UB

Description

The application relates to a two storey detached house on the corner of Summerseat Lane and Pinewood Crescent. The immediate area is characterised by similar styled properties. Driveway to the front and a single storey outrigger to the side. Willow tree to the front/side and hedge around the front garden. The immediate neighbour to the side has a garage along the shared side boundary.

The proposal involves adding a new front porch;

- Extending the existing single storey outrigger by adding a first floor side extension with timber cladding to front and render to the side and rear.
- A single storey extension would project off the side extension and line up with the existing extension running across the rear.
- The wider driveway, initially proposed, has been omitted from the scheme.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 19/09/2025. No objections received.

Statutory/Non-Statutory Consultations

Traffic Section - delete the wider driveway.

Pre-start Conditions - N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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.

Visual amenity and streetscape - The proposed extension would not project beyond the front, rear and side elevations and alterations are relatively modest in scale and would not appear out of keeping with the house or wider streetscape. The proposal is considered to be acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to alterations and extensions.

Residential amenity - Given the relationship with the neighbours to the side and rear, there are no residential amenity issues arising. The proposal is considered to be acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to residential amenity.

Parking - The existing driveway would now be retained to accommodate two cars. This is considered to be acceptable and complies with UDP Policy H2/3 and guidance in SPD6.

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 1 and 2A(Revised) 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	04/11/2025	HL -	04/11/2025