

DELEGATED REPORT

Report by Jane Langan	Date of report: 26/02/2026	Ref: 72718/FUL
Registration: 22/01/2026	LDfC: 24/02/2026	Expiry Date: 19/03/2026
Site Visit: 29/01/2026	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: Two storey side extension; Part two/part single storey rear extension

Location: 164 Parkhills Road, Bury, BL9 9AW

Description

The property is a two storey bay fronted semi detached house. It has garden to the front and drive along the side leading to a detached garage. To the rear it has been extended single storey across part of the elevation. The rear garden slopes down and borders the rear garden to 41 Rhiwlas Drive which is at a lower level. The adjoining property is No.166 and is extended single storey at the rear to the party wall side and then two storey. To the opposite side No.162 is extended two storey at the rear.

The application proposes a two storey extension coming out 2.7m at the side set back 3m from the main front elevation. It would run as two storey for 6.5m along of which 3.6m would project past the rear elevation for 6.4m across. At this point the extension would reduce to single storey for the remainder up to the extension to the adjoining No.166 which it would tie in to. The extension would form a dining room and extended living room and at first floor an extended and additional bedroom with ensuite.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter on 27/01/26. A further 21 day letter was sent to No.166 on 03/02/26 regarding the revised plans to adjoin to their extension. No responses have been 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.

Visual amenity and design - The proposed two storey extension would be built up to the side boundary. Set back 3m from the front elevation terracing would not be an issue. The two storey section of the roof would be hipped, and set below the main ridge, with the single storey section to the rear a monopitch. Materials would be brick and roof tiles to match the existing.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

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. The site is within Zone 2 where 1.5 spaces are required for 3 bed and above. The site could accommodate 2 spaces which would then be sufficient.

Residential amenity - In relation to the adjoining No.166 the single storey rear would not project past the rear elevation to the single storey to this property and would be tied in so there would be no gap between. Certificate B has been completed. Where two storey the proposal would be set away from the boundary by approximately 2.6m and there would be no encroachment over a 45 degree line taken out 1m along shared boundary from the first floor rear to No.166.

To the opposite side No.162 is extended at the rear and the proposal would run as blank wall to come around level with the two storey to this property and which the extends out further as single storey. Certificate B has also been completed in respect of this property.

To the rear there would be a distance from the first floor windows to the rear boundary of approximately 19m which would be well in excess of the 7m required by SPD6 Aspect Standards.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential 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 SHT 1 of 4, SHT 2 of 4, SHT 3 of 4, SHT 4 of 4 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> JL	<u>Date</u> 26/02/26	<u>Sign off Officer</u>	<u>Date</u>
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