

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 27/02/2026	Ref: 72696/FUL
Registration: 02/02/2026	LDFC: 24/02/2026	Expiry Date: 30/03/2026
Site Visit: 11/02/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey side extension

Location: 8 Cunliffe Avenue, Ramsbottom, Bury, BL0 9PY

Description

The application relates to a two storey semi-detached dwelling on the southern/south-western side of Cunliffe Avenue. The front of the property is separated from the pavement by low walling with a gap for both pedestrian and vehicular access. There is a paved driveway to the front with parking provision for up to two cars. The side and rear boundaries are bound by timber fencing.

The proposal is to build a single storey side extension to facilitate personal space and a washroom for a disabled occupier of the dwelling. The proposed would project 3m from the north-western elevation of the property and would be a maximum of 4m in height. It would project 5.1m in length before the side elevation would project to the south-west by a further 4.2m.

The street scene is residential in nature, predominantly of red brick semi-detached two storey dwellings however there are also single storey bungalows and terraced dwellings. Most properties feature driveways for at least one car however on street parking is not uncommon.

Amendments

Amendments were sought in order to amend the proposed patio doors to the front of the proposed extension to a window to appear consistent with the host dwelling.

Relevant Planning History

None

Publicity

3 neighbouring properties were consulted on 03/02/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None relevant

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
NPPF	National Planning Policy Framework

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-

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 scale of the proposed would be subordinate to the existing dwelling by virtue of it being single storey. It would also be set off the north-eastern side boundary by over 4m and

therefore, although would be on a corner plot, would not appear intrusive or overbearing within the street scene.

A pitched roof would also be incorporated which would be favoured in design terms over the flat roof to the existing single storey side outrigger.

Materials proposed are to match those of the existing property and bin storage arrangements would remain unchanged.

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-

Neighbours to the front (north/north-east) would be sited in excess of 18m from the proposed compliant with that outlined within SPD6.

10 Cunliffe Avenue would be sited to the rear of the proposed. The proposed would abut the boundary between no 8 and no 10 Cunliffe Avenue, coming closer to the neighbouring dwelling than the existing side extension by approximately 1m. There is a kitchen window serving 10 Cunliffe Avenue sited approximately 1.4m from the proposed however, as this is not considered a habitable room window, it would not lead to an unacceptable impact on the amenity of this neighbour. Furthermore, 10 Cunliffe Avenue is sited to the south of the proposed and therefore out of the natural arc of the Sun.

The adjoining property, 1 Chester Drive, and other properties along Chester Drive located south of the rear boundary of 8 Cunliffe Avenue would be sited away from the proposed and therefore would face no further impact.

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 scanned on 27/02/2026 and the proposed site plan numbered TQRQM26020195633663. 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.

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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> CO 27/02/2026	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
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