

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 19/12/2025	Ref: 72582/FUL
Registration: 25/11/2025	LDFC: 22/12/2025	Expiry Date: 20/01/2026
Site Visit: 03/12/2025	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:
		Stat Class: HOUS

Proposal: Single Storey Rear Extension

Location: 38 Pickering Close, Bury, BL8 1UE

Description

The proposal relates to a semi-detached dormer bungalow on the north-western side of Pickering Close. The boundary is open to the front with the front garden and paved driveway separating the property from the pavement.

To the east/north-eastern side there is an access gate to the rear garden where the rear and side boundaries are bound by timber fencing.

The proposal is to build a rear single storey extension, in replacement of the existing conservatory. The proposed would project approximately 3.5m from the original rear elevation of the property, matching that of the existing conservatory. The proposed would incorporate a pitched roof, 2.6m to the eaves and having a maximum height of 3.7m. This is approximately 0.8m higher than that of the existing conservatory.

The proposed would also be longer in width than the existing, projecting closer to no 36 Pickering Close. The total width of the proposed would be approximately 6.3m; this is 2.2m larger than the existing conservatory.

In terms of the streetscape, the area is characterised by either flat or pitched roof front and rear dormers with a mix of materials used, predominantly red brick or natural stone. Parking in the area is generally off-road as most properties have a driveway allowing one parking space although on road parking is not uncommon.

Relevant Planning History

None

Publicity

4 neighbouring properties were consulted on 01/12. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

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 is considered to be subordinate to the existing dwelling. The proposed would also not be visible from the street due to it being to the rear and so would have no impact on the visual amenity of Pickering Close. Furthermore, materials proposed are to be similar to that of the existing dwelling to remain consistent.

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-

40 Pickering Close is the adjoining neighbour. The proposed would not project any further than the existing conservatory. Although the proposed would be approximately 0.8m higher at its maximum than the existing and so could cause more of an impact than that that exists, and it does impinge at a 45 degree line, it does not impinge at a 25 degree line and is sited to the north-east of this neighbour. By virtue of this, it is not likely to lead to any further impacts than existing and so is considered acceptable.

36 Pickering Close is the neighbour to the east/north-east. Although the proposed is to project approximately 2.2m further towards this neighbour, it is still set off the boundary from this neighbour and does not impinge at a 45 degree angle to the rear extension at this neighbour. For this reason, it is considered acceptable.

For neighbours to the rear, the proposed is not projecting any further towards these than existing and so no further impact would be caused.

Given the above, 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.

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 TDS-24-196-03 Rev / and TDS-25-196-04 Rev / 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.

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- 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.

<u>Case Officer</u> CO 19/12/2025	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
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