

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 09/01/2026	Ref: 72652/FUL
Registration: 15/12/2025	LDFC: 09/01/2026	Expiry Date: 09/02/2026
Site Visit: 07/01/2026	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:
		Stat Class: HOUS

Proposal: New front porch and single storey extension at side

Location: 77 Fairfield Drive, Bury, BL9 7SL

Description

The application relates to a two storey red brick semi-detached dwelling on the eastern side of Fairfield Drive. The front boundary is separated by a low fence with an access gate for both vehicular and pedestrian access. The side boundary is bound by timber fencing with access down the side to the rear. The rear garden is bound by timber fencing.

The proposal is to build a porch to the front together with a side extension. The proposed porch would project 1.2m from the original front elevation of the property and would be approximately 4.4m in width to adjoin the proposed side extension which would project down the side elevation of the property to the rear by approximately 9.5m. The proposals would include a pitched roof with a gable feature to the front porch a maximum of 3.5m in height with an eaves height of 2.4m.

The street scene is residential in nature, predominantly of red brick semi-detached and terraced dwelling. Parking is a mixture of off street with some properties featuring driveways but parking on street is not uncommon.

Relevant Planning History

None

Publicity

4 neighbouring properties were consulted on 19/12/2025. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework
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-

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 are considered to be subordinate by virtue of them being single storey and as the side extension will be less than half the width of the existing dwelling.. They are also considered to remain in character with the property as materials used will match those existing.

Roofing proposed is to be pitched which is favourable as outlined within the guidance in SPD 6. Access to the rear will also remain for storage of bins on non-collection days.

DELEGATED REPORT

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-

75 Fairfield Drive would be sited away from the proposals and therefore would not face any further impacts.

Neighbours to the front would retain an interface distance of approximately 22m and therefore they also would not face any further impacts than exist.

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 1752_01_01 and 1752_02 Site Plans 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.
- 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 09/01/2026	<u>Date</u>	<u>Sign off Officer</u> DM 14/06/26	<u>Date</u>
--------------------------------------	-------------	--	-------------