

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 07/01/2026	Ref: 72640/FUL
Registration: 08/12/2025	LDfC: 07/01/2026	Expiry Date: 02/02/2026
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: Single storey front porch extension

Location: 427 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ

Description

The application relates to a two storey detached dwelling on the northern side of Bury and Bolton Road. Materials at the dwelling are predominantly red brick and tile.

The front boundary is separated from the pavement by a red brick wall with an access gate for both pedestrian and vehicular access. The side and rear boundaries are separated by fencing and hedging.

The proposal is to build a single storey porch to the front of the property. The proposal would infill the space at the front of the property so that the proposed would be flush with the existing front elevation. The proposed would project 1.7m from the front elevation of the property and would be approximately 4m in width. It would incorporate a dual pitched roof with a maximum height of 3.7m and an eaves height of 2.3m.

The street scene is residential in nature, predominantly of two storey detached dwellings but with a range of materials used. Parking is off street with all properties having driveways.

The site is located within the Green Belt.

Relevant Planning History

None

Publicity

2 neighbouring properties were consulted on 12/12/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
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.

Green Belt-

The volume of the existing property is approximately 163 cubic metres. The proposed increases the volume to approximately 173 cubic metres and this equates to around a 6% increase. The increase in the volume is modest and as the proposed is to infill the space to the front, there would be no impact on the character and openness of the Green Belt. The proposal is acceptable and complies with the NPPF and UDP Policy OL1/2 New Buildings in the Green Belt.

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 property and the materials used will match those of the existing property so to remain in character with the existing dwelling.

The proposed would also incorporate a dual pitched roof to remain consistent with the original dwelling.

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-

The proposed would be set approximately 2.7m off the boundary with 425 Bury and Bolton Road and would only project 1.7m to be flush with the existing front elevation. Due to this, it would not impact on a 45 degree angle to any neighbouring windows at this property. Furthermore, there are no windows proposed facing this property and no main room windows facing the proposed that could be impacted.

429 Bury and Bolton Road is sited the other side of the application property. Sited away from the proposed, there would be no impact.

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 BBR/PL/25/001 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.

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<u>Case Officer</u> CO 07/01/26	<u>Date</u>	<u>Sign off Officer</u> DM 14/01/26	<u>Date</u>
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