

DELEGATED REPORT

Report by Jane Langan	Date of report: 21/07/2026	Ref: 73005/FUL
Registration: 10/06/2026	LDFC: 08/07/2026	Expiry Date: 05/08/2026
Site Visit: 24/06/2026	Site Notice: N/A	Press Date: N/A
Objections: 3	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey front and rear infill extensions with loft conversion, 2 no. side dormers and raised roof ridge

Location: 44 Oakwell Drive, Bury, BL9 8LB

Description

The property is a detached bungalow located on a corner plot at the junction with Hillsborough Drive. It has two front gables, one to a porch and garage door and which projects deeper than that to the gable with a lounge window. There is a drive to the front and garden which extends along the side. To the rear is a fenced garden with shrubs and planting and the rear boundary which borders the rear garden to 22 Hillsborough Drive. This property is at a lower level as the land slopes down. The neighbouring property to the side is No.42, a similar bungalow which is extended at the rear with a conservatory.

The application includes an infill to the corner of the west side elevation coming out 1.2m for 4m along. To the front the deeper gable would be extended across by 1.4m. The main roof would be increased in ridge height by 1.55m which would include an eaves increase of 0.4m - 0.7m. To the east side slope two flat roofed dormers would be added each 2m wide. To the opposite side roof slope would be two roof lights. The extensions would form a lounge, kitchen, office and utility at ground floor. At first floor would be 3 bedrooms and a bathroom.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and 3 objections have been received from nearby neighbours. Their concerns in summary are :-

- Proposal is out of character with the area where all are bungalows
- Not in keeping with the design of the area, will look out of place
- Excessive bulk and size within the street scene
- Overbearing to neighbouring properties
- No dormers on neighbouring properties and no increase in roof height on neighbouring properties on Oakwell Drive or Hillsborough Drive
- Overlooking and loss of privacy to neighbouring gardens. Currently bungalows have no sight line to gardens.
- Loss of light to neighbouring gardens
- Turning bungalows into houses reduces the number of bungalows available to the elderly requiring single level living.
- Are the plans just to increase the resale value.

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 - SPD6 Section 6 relates to roof extensions and dormers and states that proposals to increase the height of a house or bungalow by extending the roof can appear incongruous and will be assessed on its impact on the character of the street scene and amenity of neighbours.

The site is located on a corner plot at the end of a row of bungalows of similar appearance and also with two directly opposite. Across the road to the east 35 Hillsborough Drive has had a roof extension with dormer.

The proposal would see a significant change in the appearance of the property. Whilst there would be an increase in height the front elevation would retain a dual gable appearance. The increase in ridge of 1.55m would not see the building being overlarge in the street and a street scene plan, including the adjacent property, has been provided to demonstrate this. To the side that is along Hillsborough Drive the roof slope would have two dormers that would be well placed and would not occupy a disproportionate area of the roof slope. Dormers are seen in the immediate area of Hillsborough Drive at Nos.35 and 23 which are properties at the end of a row. The site follows this being located on a corner plot. It is not considered that the proposal would result in an overlarge development or appear out of place. The walls would be finished in a mix of off white render and timber effect black cladding. The proposal would result in a property of a modern appearance and the use of render would not be out of character in the area and is a popular domestic finish. The existing gap to the side of the property to the public footpath would be retained.

A section of 1.8m high fencing would enclose part of the side grassed area from the existing rear boundary to the front elevation of the property. It would be angled in to the front corner leaving a 2.5m gap. The visibility splay to the junction of Oakwell Drive and Hillsborough Drive has been added to the plan. The fencing set in of 1.5m from the footpath means that it would also likely be permitted development.

The area has a mix of house types and whilst the proposal would see a change in size, design and materials in relation to the adjacent bungalow then seen in connection with the wider street scene and surrounding properties, and its corner plot location, it is not considered that it would appear as an intrusive feature in the street.

The proposal is considered acceptable and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 2 to 3 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide 2 parking spaces. The proposal includes extending the front drive in a porous surface and the provision of 3 spaces. The existing drop kerb would be widened to 4.5m. The parking arrangements are then acceptable. The standard informative for the highway works is added.

Residential amenity - To the adjacent No.42 there would be the small infill to the rear corner and the increase in height of the roof and eaves. No.42 is built to the boundary and with one high level window along the side. The side elevation of the site would be blank wall, existing windows in filled, and two rooflights added to the slope to this side. The site would not be extended beyond the existing rear and No.42 is deeper as extended with its conservatory. As such the proposal would not cause any significant loss of light or overshadowing to the garden to this neighbouring property.

To the rear there would a distance in excess of 7m, at approximately 11m, from the first floor rear windows to the boundary and over 13m, at approximately 22m, to the property to the rear which would provide sufficient separation, including to allow for the level difference, to comply with SPD6 Aspect Standards which are set out in order to provide adequate

privacy distance and prevent overbearing relationships.

The dormers would be located to the side to the highway and such would not overlook any neighbouring properties.

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.

Response to objections

The issues regarding visual amenity and design are addressed in the above report. Residential amenity, as covered in the above report, assesses the impact on the relevant neighbouring properties with the standards as set out in SPD6. Whilst roof extensions can change relationships between sites and neighbouring properties in this case the standards are met and as such there are not grounds for refusal.

There is no planning policy that restricts the enlargement of a bungalow with either increased roof space or to a two storey dwelling
Property value is not a planning matter.

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 pre-application discussions 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 numbered TDS-24-196-01, TDS-25-196-02, TDS-24-196-03, TDS-25-196-04, TDS-25-196-05, TDS-24-196-06 Rev A, TDS-25-196-07 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	21/07/26	DM	24/07/2026