

DELEGATED REPORT

Report by Tom Beirne	Date of report: 14/07/2026	Ref: 73231/FUL
Registration: 03/06/2026	LDfC: 26/06/2026	Expiry Date: 29/07/2026
Site Visit: 14/07/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey infill extension at rear; basement and ground floor extension at front; first floor extension at front; single storey infill extension at rear; erection of outbuilding in the rear garden to form gym; patio area / covered patio area to basement and steps from basement and ground floors

Location: 22 Earl Road, Ramsbottom, Bury, BL0 9EF

Description

The application relates to a two storey, red brick house with basement level and detached garage to the side. The area is residential in character with semi-detached houses to the north, across Earl Road. To the west are semi-detached house whose rear gardens back onto the side boundary of the site and to the east are terraced properties. Land immediately to the east is overgrown and drops down steeply away from Earl Road. To the rear of the site, land also drops away steeply.

The proposal involves:

- Single storey infill extension at rear;
- Basement and ground floor extension at front;
- First floor extension at front;
- Erection of outbuilding in the rear garden/ east side, to form gym; covered patio area and steps.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 05/06/2026. No objections.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN1/2	Townscape and Built Design

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 - In terms of visual amenity and design, the proposed extensions and outbuilding are relatively modest in scale, in keeping with the existing house and would not appear incongruous within the streetscape.

The extension would be acceptable in terms of visual amenity and comply with UDP Policy H2/3 Extensions and Alterations and guidance in SPD6.

Residential amenity - The rear, infill extension would have side habitable room windows facing west towards the shared boundary with properties on Bramworth Avenue. The shared boundary with these properties is irregular and at its closest, would be approximately 5m away from the side windows. These windows however would face mature planting along the boundary at the rear of the neighbours gardens which slope up and away

from the site. It is considered that this relationship is just about acceptable.

Given the relationship with neighbours and level differences, there are no residential amenity issues arising.

The outbuilding in the rear garden would be well screened and, with a shallow pitched roof, would have no impact on neighbours. It is noted that there are no objections from neighbours.

The extension would be in acceptable in terms of residential amenity and comply with UDP Policy H2/3 Extensions and Alterations and guidance in SPD6.

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 2602 - 100, 101, 102, 103, 201C, 202C, 203D and 204 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	14/07/2026	DM	15/7/26