

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 27/01/2026	Ref: 72630/FUL
Registration: 03/12/2025	LDfC: 02/01/2026	Expiry Date: 28/01/2026
Site Visit: 07/01/2026	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 side extension

Location: 21 Shepherds Close, Tottington, Bury, BL8 4BL

Description

The application relates to a semi-detached bungalow on the eastern side of Shepherds Close. Materials used at the property are currently render and red brick.

The front boundary is separated from the pavement by a low wall with a break in the wall for pedestrian and vehicle access. To the north, the boundary is also separated from 19 Shepherds Close by a low wall. Access to the rear garden is gained to the side where the southern boundary and rear boundary are separated by timber fencing. A detached garage is also located to the side/rear.

The proposal is to build a single storey side extension which would project into the rear garden of 21 Shepherds Close. The proposed would project approximately 3m from the existing side elevation of the property and would be 15.3m in length. It would incorporate a flat roof with a roof lantern, with 2.4m to the roof height and a maximum of approx. 2.8m to the top of the roof lantern.

The street scene is characterised by single storey bungalows with some featuring flat roof side extensions to facilitate garages such as at 31 Shepherds Close. Most properties have driveways with parking being predominantly off street.

Relevant Planning History

71580 - Prior approval for proposed single storey rear extension - Prior Approval Not Required - Extension 12/03/2025

Publicity

3 neighbouring properties were consulted on 09/12/2025 and 1 additional neighbour on 07/01/2026. 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.

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 proposed will remain in scale with the existing dwelling by virtue of it being single storey and less than half the width of the existing dwelling. Materials proposed are render which is that used on the existing property and so it will also appear in character.

Although access to the rear does not remain for storage of bins on non-collection days, the proposed side extension will be used as a garage which will be large enough to store the bins for the property.

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-

19 Shepherds Close is sited to the north-east of the application property. This neighbour is also at a slightly higher ground level of approx. 1m. Given that the proposed would extend to the rear, and therefore be shielded from the rear elevation of 19 Shepherds Close by an existing detached garage in the rear garden of no.19, it would therefore not impinge on any habitable windows at this property at a 45 degree angle and therefore would be considered acceptable.

23 Shepherds Close is sited to the south of the application property. Sited away from the proposed, there would be no impact.

All properties to the front and rear would be sited in excess of 22m, compliant with that outlined within SPD6.

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 2945_BUR_03_Planning_Rev_B 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>

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CO 27/01/2026

DM 28/01/2026