

DELEGATED REPORT

Report by Helen Leach	Date of report: 08/06/2026	Ref: 73172/FUL
Registration: 06/05/2026	LDFC: 06/06/2026	Expiry Date: 01/07/2026
Site Visit: 28/05/2026	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: DEL
		Stat Class: HOUS

Proposal: Single storey front and side extensions and conversion of flat roof to pitched roof above garage

Location: 8 Garstang Drive, Bury, BL8 2JS

Description

The application site relates to a detached bungalow on Garstang Drive. The bungalow is constructed from red brick with a tiled roof and a pitched roof over the attached garage. The property has been extended by means of a conservatory, which is located at the rear of the garage. There are gardens to the front and rear and a driveway that can accommodate 2 vehicles.

There are residential properties to all boundaries.

The proposed development involves the demolition of the conservatory at the rear and the erection of a single storey extension at the rear and at the front of the dwelling and the conversion of a flat roof to a pitched roof above the garage.

The proposed rear extension would be on the same footprint as the existing conservatory and would measure 2.8 metres by 5.2 metres.

The proposed front porch would measure 1.77 metres by 2.27 metres and would be located next to the existing garage.

Relevant Planning History

None relevant.

Publicity

The neighbouring properties were notified by means of a letter on 15 May 2026. There has been no response.

The neighbouring properties were notified of an amended description on 29 May 2026. There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant.

Development Plan and Policies

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

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 rear extension would be located on the footprint of the existing conservatory extension. It would have a pitched roof and the proposed openings are considered to be suitably aligned. The proposed extension would be constructed from red brick with a tile roof, which would not be a prominent feature. The proposed extension is of a suitable scale

and massing and would not overwhelm the original dwelling, or result in over development of the associated residential amenity space.

The proposed development includes the conversion of a flat roof to a pitched roof, which would include the proposed porch. The proposed pitched roof would not be visually prominent and would be acceptable within the streetscene.

The proposed porch would measure 1.7 metres by 2.1 metres and would not project beyond the existing garage. The proposed porch would not represent a disproportionate addition to the dwelling.

Therefore, the proposed development would not have a detrimental impact on the character of the dwelling, or surrounding area and would therefore comply with SPD 6 and H2/3.

Residential amenity - SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- The proposed extension would not project beyond the rear elevation of the existing dwelling, which would be acceptable.
- The proposed extension would not project beyond the rear elevation of the adjacent property, which would be acceptable.
- The proposed porch would be located centrally and would not impact upon the amenity of either of the neighbouring properties.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy H2/3 of the Bury Unitary Development Plan and 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 1000 PL1, 1001 PL1 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>
HL - 08/06/2026		HP 12.06.26	