

DELEGATED REPORT

Report by Jane Langan	Date of report: 07/05/2026	Ref: 73018/FUL
Registration: 25/03/2026	LDfC: 05/05/2026	Expiry Date: 20/05/2026
Site Visit: 15/04/2026	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: DEL
		Stat Class: HOUS

Proposal: New front porch and single storey extension at side/rear: Raised steps to rear leading down to lower garden

Location: 3 Lawrie Avenue, Ramsbottom, Bury, BL0 9NW

Description

The site is a two storey property and the end one in a row of 4. The front garden is fully surfaced for parking and to the side is a gated gap with fencing along the side which leads round to the rear garden. Beyond the site fence is a passage along the side and rear of the row which is within the ownership of the applicants but with the residents having a right of way. The site rear garden has a patio from the house which drops in level down to a garden. The adjoining neighbour is No. 5 and low level fencing/planting separates the gardens. To the opposite side No.1 sits at an angle and is slightly lower, separated by the passage, and with some screening from fencing and planting. To the rear the site garden borders the rear gardens to 2 & 4 George Road which are at a lower level.

The application includes a front porch 1.35m deep and 2.24m across. To the side a single storey extension would come out 1.88m and run for 10.8m along of which 3.6m would extend beyond the rear elevation and run across the width of the rear of the house. This extension would form a study, wc, utility and snug with dining area to the rear. Due to the levels there would be a raised patio 1m deep from the rear doors with steps down to the garden.

Relevant Planning History

66797 - Two storey side, single storey rear extension - AC 03/06/2021

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

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 PpE 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 - The front porch would have a dual pitched roof and at 1.3m deep would not project excessively. The extension to the side would have a monopitch roof and to the rear it would form a gable with patio doors and windows in the rear and roof lights.

Materials for the extensions and porch would be brick, stone cills and headers and roof tiles to match the existing.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms therefore spaces as

set out in SPD 11 Parking Standards need not be considered in this respect. The front of the property is hardsurfaced and can easily accommodate 2 vehicles. The drive length to the front of the new porch would be 5m in length.

Residential amenity - The single storey rear extension would run as blank wall adjacent the boundary with the adjoining No.5 and project 3.6m. With regard to the 45 degree line then, due to the proximity of the window to No.5, the 45 degree line would be encroached at a point less than 3m. The consideration then is the impact of the additional 0.6m in excess of the 3m that SPD6 deems acceptable and is generally permitted development. The proposed extension would have eaves at 2.7m and the patio and garden to No.5 are located to the south of the proposal. As such it is not considered that the additional 0.6m would cause any significant loss of light or overshadowing.

To the opposite side to No.1 would be the side extension which would run along the boundary with the rear garden to this neighbour which is separated by the passage and slightly lower. There would be a distance in excess of 6.5m, at approximately 8.8m, from the closest ground floor window to the side of the proposed extension which would be sufficient to comply with SPD6 Aspect Standards including allowing for the slight levels difference. The agent has confirmed the windows to the utility and wc are to be obscure glazed and a condition is added for this to be maintained.

The raised steps to the rear would be set 2m in from the side boundaries and the 1m deep step out would not provide any large area of outside useable space but be to allow access down to the rear garden.

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.

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 1071-01, 1071-02, 1071-03, 1071-04, 1071-05, 1071-06B, 1071-07B, 1071-08 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 Before the first occupation of the extension hereby permitted the windows to the utility and wc to the side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3

DELEGATED REPORT

- 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>
JL	07/05/26	DM	07.05.2026