

DELEGATED REPORT

Report by Jane Langan	Date of report: 05/05/2026	Ref: 72830/FUL
Registration: 26/03/2026	LDFC: 22/04/2026	Expiry Date: 21/05/2026
Site Visit: 15/04/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at rear and extension to raised decking

Location: 10 Pickering Close, Bury, BL8 1UE

Description

The property is a two storey detached house. It has been previously extended and to the rear has a conservatory and the garden drops down in levels with two areas of raised decking and then a lawn. To the east side boundary is a detached outbuilding. The neighbouring properties to each side are Nos.8 & 12 and the gardens are screened by hedges. There are no properties directly to the rear.

The application proposes to remove the conservatory and construct a single storey extension 6m deep and 5.5m across to form a sitting room. There would be alterations to the decking to including access out of the rear of the extension and then with steps down to decking at a lower level at 1.6m and then a drop to garden level.

Relevant Planning History

57348 - Single storey extension at rear with steps and handrail to garden level - AC 01/05/2014
50333 - First floor extension at rear - AC 26/08/2008
41573 - Front porch - AC 11/12/2003
28300 - Sun lounge at rear AC 20/04/93

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 - Located to the rear the proposed extension would not be visible from the main street view. It would have a monopitch roof from the rear of the house with rooflights and the roof extending into a dual pitch with a gable design to the rear. The rear elevation would have bifold doors with full height glazing and there would be windows to the east side elevation. Materials would be roof tiles and brickwork 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 SPD 11 Parking Standards need not be considered in this respect. The existing parking arrangement to the front would not be affected.

Residential amenity - No.8 to the east side is set back from the site property and separated by the detached outbuilding to the site. The proposal would have windows to this

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side however with there would be a gap of approximately 3.6m separating and the site detached outbuilding and hedges would provide screening.

To the opposite side to No.12 the proposed extension would be blank wall and screened by hedges and the detached garage belonging to this property.

The existing decking on site is currently screened by hedges and the new decking would drop down from the extension and further down to garden level.

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 TDS-24-196-01, TDS-25-196-02, TDS-24-196-03, TDS-25-196-04 revised, TDS-24-196-07 revised 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	05/05/26	DM	07.05.2026