

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 26/08/2026	Ref: 73331/FUL
Registration: 16/06/2026	LDFC: 10/07/2026	Expiry Date: 11/08/2026
Site Visit: 08/07/2026	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: Hip to gable loft conversion with rear dormer; First floor extension at rear and installation of 2 no. roof lights at front; 2 no windows to side

Location: 2 Stephen Street South, Bury, BL8 2NT

Description

The application property is an end terraced dwelling located to the south-western side of Stephen Street South. The site is bound to the north-west by Back Bolton Road South and to the north-east by Stephen Street South. To the rear, the site is bound by Back Hulbert Street and adjoins 4 Stephen Street South to the south-east.

The proposal is to build a first floor extension to the rear together with a hip to gable loft conversion with a rear dormer. 2no. side windows are also proposed sited on the north-western elevation.

The proposed first floor extension would project 2.7m from the original rear elevation, and would be 3m in width. It would incorporate a dual-pitched gable end roof 5.9m to the eaves and 6.5m to the ridge.

The proposed hip to gable loft conversion would bring the north-western side of the roof in line with the north-western side elevation at a maximum height of 9.1m to match the existing ridge height of the property.

The proposed rear dormer would project a maximum of 4.3m from the rear roof plane of the property and would be a maximum of 2.4m in height. It would span 4.8m across the rear roof plane.

The 2no side windows proposed would be obscure glazed, one at first floor and one at ground floor level.

The area is predominantly residential in nature with some commercial uses nearby. Parking within the area is predominantly on street.

Amendments

An off road car parking space originally proposed to the front of the property was removed from the plans. The proposed windows to the north-western elevation were added to the description.

Relevant Planning History

None

Publicity

5 neighbouring properties were consulted on 19.06.2026, with amended letters re-sent to these neighbours on 22.07 due to an amended description. Following this, 5 further

neighbours sited to the north-west were consulted on 05.08.2026.

Statutory/Non-Statutory Consultations

Highways - originally were consulted due to the proposed off road car parking space. Raised objection to this based on the proposal being too close to the junction, it would not have sufficient driveway length, would result in sub-standard visibility both at the junction and back of the footway and it would restrict access to the front door. This was therefore removed from the plans.

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 of a scale subordinate to the host dwelling by being set down from the maximum roof heights of the existing property and it would be set in from the boundary with the adjoining neighbour 4 Stephen Street South. Furthermore, a dual pitched gable roof is proposed to appear as a consistent addition to the host dwelling.

The proposed hip to gable loft conversion would match the existing ridge height of the property. Visually, it would also be considered acceptable as, although the majority of the end terraces within the area are hipped, no 8 Stephen Street South is a gable end and therefore the proposal would create a balance in this small row of terraced properties.

The proposed dormer would be set down from the maximum ridge height of the property, and set in from the eaves. Despite it featuring a flat roof, which are not generally favoured, a similar proposal could be built using permitted development rights which is a material consideration. It would also be sited out of view from prominent locations and therefore would have a limited visual impact.

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

SPD 6 provides guidance on aspect standards between residential dwellings.

Properties to the rear along Hulbert Street retain over 20m interface distance between habitable rooms. Despite this being under the 23m outlined within SPD 6, as 3m should be added for an additional storey, as a similar proposal could be undertaken using permitted development rights, which are a material consideration, it would be acceptable in this instance. Furthermore, terraced streets of this nature often result in a closer nature of development.

Properties to the front retain over 16m and therefore the increase in ridge height created by the hip to gable roof extension is unlikely to create further impacts.

Properties to the north-west retain over 18m with the hip to gable roof conversion again unlikely to cause further impacts. Furthermore, any windows proposed facing these neighbours would be obscure glazed.

4 Stephen Street South is the adjoining neighbour. The proposed first floor extension would not impinge on neighbouring habitable windows at this neighbour and would not lead to any further overlooking impacts than exist.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 260-P110 Rev E, 260-P111 Rev E, 260-P100 Rev E, 260-P130 Rev E, 260-P140 Rev E, 260-P141 Rev E and 260-P120 Rev F 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> CO 26.08.2026	<u>Date</u>	<u>Sign off Officer</u> DM 26/08/2026	<u>Date</u>
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