

DELEGATED REPORT

Report by Tom Beirne	Date of report: 02/12/2025	Ref: 72222/FUL
Registration: 22/07/2025	LDFC: 03/09/2025	Expiry Date: 16/09/2025
Site Visit: 02/12/2025	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 Wrap Around Extension; New boundary wall

Location: 1 Mayfield Road, Ramsbottom, Bury, BL0 9TB

Description

The application relates to a two storey semi-detached house on the corner of Mayfield Road and Longsight Road. Driveway to the front and conservatory to the side.

The proposal involves demolition of the conservatory and erection of a wrap-a-round single storey side extension on the same side and extending into the rear outrigger, half-way across the rear elevation. Constructed in red brick to match the house. It would allow a larger kitchen and diner.

The existing driveway would be retain in its current form. A new 1m high, brick boundary wall would be erected around the front with pillars 1.4m high either side of the driveway entrance.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 13/08/2025. No objections received.

Statutory/Non-Statutory Consultations

Traffic Section. No objection subject to conditions.

Pre-start Conditions

N/A

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 - The extension is modest in scale and set well back into the site. It is in keeping with the design of the existing house and would not appear incongruous within the streetscape. Complies with UDP Policy and guidance in SPD6 relating to extensions and alterations.

Residential amenity - Given the modest scale of development and relationship to neighbours, there are no residential amenity issues arising. The proposal is acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to residential amenity.

Highways - The new boundary wall at 1m high would allow suitable visibility and would be acceptable and comply with UDP Policy H2/3 and guidance in SPD6 relating to highways.

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

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 TDS-25-196-01, 02, 04, 07 and 08(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.
- 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 Notwithstanding the details indicated on approved plan reference TDS-24-196-08, no development shall commence unless and until full details of alterations to the proposed boundary wall abutting Longsight Road have been submitted to the Local Planning Authority incorporating adequate levels of visibility at the back edge of the footway at the junction of the driveway of No. 45 Longsight Road with the adopted highway. The boundary wall details subsequently approved shall incorporate foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works required to reinstate the footway to its condition prior to commencement of the development, implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
Reason. In the interests of UDP Policy H2/3 and to ensure adequate levels of visibility at the interface with the adopted highway, to maintain the integrity of the adopted highway and in the interests of pedestrian safety.
- 5 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. In the interests of UDP Policy H2/3 and to maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	02/12/2025	DM	03/12/2025

