

**DELEGATED REPORT**

|                                   |                                   |                                |
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| <b>Report by</b> Charlotte Orrell | <b>Date of report:</b> 07/07/2026 | <b>Ref:</b> 73088/FUL          |
| <b>Registration:</b> 05/05/2026   | <b>LDFC:</b> 07/07/2026           | <b>Expiry Date:</b> 30/06/2026 |
| <b>Site Visit:</b> 04/06/2026     | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 0              | <b>Con Area:</b> N/A              | <b>Adv Type:</b> NONE          |
| <b>Reason for Delay:</b><br>N/A   |                                   | <b>EIA:</b> NA                 |
|                                   |                                   | <b>Dec Level:</b> DEL          |
|                                   |                                   | <b>Stat Class:</b> HOUS        |

**Proposal:** Garage conversion with single-storey front extension; two-storey side extension; single-storey rear extension

**Location:** 2 Stainforth Close, Bury, BL8 3DQ

**Description**

The application property is a two storey detached dwelling on the south-western side of Stainforth Close. The front of the property is separated from the pavement by a paved driveway and small front garden. Access to the rear garden for pedestrians is gained via an access gate to the east of the property. The boundaries to the rear garden are formed by timber fencing and high hedging.

The proposal is to convert the existing garage together with building a single-storey front extension, two-storey side extension and single-storey rear extension.

The proposed garage conversion would incorporate the single storey front extension. The proposed front extension would be extended under the existing front balcony to become flush with the existing front elevation. It would be 1.9m x 2.9m and would be roofed by the existing front balcony, approximately 2.6m in height. The existing garage door would be amended to a window.

The proposed side extension would project 3.1m from the existing side elevation and would project a further 2.8m towards the rear. It would incorporate a gable end roof, 5.1m to the eaves and 7.4m to the ridge.

The proposed single storey rear extension would project 4m from the existing rear elevation of the property and would span the width of the property as extended at 9.8m. It would incorporate a pitched roof, 2.9m to the eaves and 4m to the ridge.

The area is residential in character, predominantly of detached dwellings. Given the property's location at the head of a cul-de-sac, parking is predominantly off street.

**Amendments**

The previous proposed rear balcony was removed from the proposal, due to the impact on neighbouring privacy.

**Relevant Planning History**

None

**Publicity**

10 neighbouring properties were consulted on 06.05.2026. An eleventh neighbour with an adjoining boundary to the rear was consulted on 16.06.2026. No comments or observations were received.

## **Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions** - Not relevant

## **Development Plan and Policies**

|       |                                                             |
|-------|-------------------------------------------------------------|
| SPD6  | Supplementary Planning Document 6: Alterations & Extensions |
| SPD11 | Parking Standards in Bury                                   |
| H2/3  | Extensions and Alterations                                  |
| NPPF  | National Planning Policy Framework                          |
| 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 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 front extension and garage conversion would not project forward of the principal building line of the property. Furthermore, the window proposed is consistent with the host dwelling, and garage conversions are not uncommon within the area and so it would not appear out of character.

The proposed side extension would incorporate a gable end roof to match the height of the existing roof, it would therefore appear consistent with the host dwelling. The proposed side extension would also be sited to the rear of the existing side outrigger and so would not be largely visible from the street scene and as so is unlikely to have an impact on the visual amenity.

The proposed rear extension would be wholly contained within the rear garden of the property, would not be visible from the street scene and as such is unlikely to have an impact on the visual amenity of the street.

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 developments.

Neighbours to the rear retain over 22m interface distance, compliant with the guidance outlined within SPD 6.

Neighbours to the front retain over 34m, also compliant with SPD 6.

Neighbours to the north are sited at a higher ground level, and in excess of 11m between the proposed rear extension. Given the levels differences, and the fact the proposed rear extension is only single storey, there would be no impact. Sited away from the other proposals, there would be no impact.

Neighbours to the south are sited in excess of 23m, compliant with SPD 6.

4 Stainforth Close is sited to the east of the application property. Given the orientation of the properties, the proposals would not impinge on a 45 degree angle to any habitable windows at this neighbour, nor be sited too close to any habitable windows. Given this, it would be considered acceptable.

### **Parking**

SPD 11 provides guidance on parking provision for developments within the borough.

Despite the garage being converted and the proposed front extension occupying a portion of the existing driveway, the proposed does not increase the number of bedrooms at the property (3no.) and the driveway would still be large enough to accommodate 2 cars,

compliant with the guidance outlined within SPD 11.

**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 DR\_302 Rev P03 and DR\_301 Rev P03 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.

|                                      |             |                                      |             |
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| <u>Case Officer</u><br>CO 07.07.2026 | <u>Date</u> | <u>Sign off Officer</u><br>DM 7/7/26 | <u>Date</u> |
|--------------------------------------|-------------|--------------------------------------|-------------|