DELEGATED REPORT

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Report by Amanda Uhunmwagho	**Date of report:** 02/07/2026	**Ref**:73239/FUL
Registration: 02/06/2026	**LDFC:** 25/06/2026	**Expiry Date:** 28/07/2026
Site Visit: 18/06/2026	**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 side/rear to existing detached garage and conversion to living accommodation ancillary to main dwelling

Location: 9 St Edmund Hall Close, Ramsbottom, Bury, BL0 9DE

Description
The application relates to a two storey detached property with an open plan front garden and driveway for two vehicles. At the rear of the house the area is completely paved and there is a detached garage building which is currently not used as a garage due to its location. The proposal is to convert and extend the existing garage building into a one bedroom annex for a family member.

The existing garage would be converted into a kitchen/living area to the front with bathroom and bedroom at the rear. It would be extended to the rear to accommodate the new bedroom. The extension would project 1.4m from the existing rear elevation and would measure 4.3m wide. Along the west side it would measure 1.96m and would project 1.4m to the side, providing an externally accessed store. The garage door would be replaced with patio doors and the rest of the wall would be bricked up and two new windows would be installed to both side elevations.

Relevant Planning History
N/A

Publicity
8 neighbours were notified on 03/06/2026 - No comments or objections received.

Statutory/Non-Statutory Consultations
None

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

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.

As the garage to be converted is located at the rear of the main dwelling it would not be openly visible in the public realm. The proposed finished materials and design of the proposal is considered to be in keeping with the existing building.

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 -

- As the building to be converted is located in the rear garden of the site it would not have any significant detrimental effect on residential amenity at properties to the front of the site.
- There would be a small single storey extension to the rear corner of the existing building providing a bedroom extension and an external store. The plans show that all of the development would be within the residential curtilage and as such there would be no concerns about encroachment on to neighbouring land.
- There would be no windows in the rear elevation.
- There would be patio doors on the elevation facing the main dwelling and there would be two new windows installed to both side elevations. On the west side facing the boundary with no.7 St Edmund Hall Close there would be windows to a bedroom and living room and to the east there would be kitchen and bathroom windows.
- The kitchen and bathroom windows on the east elevation would be 1.5m away from the shared boundary with no.11 next door. The bathroom window would be obscurely glazed and as a kitchen would be classed as being a non-habitable room there would be no reason to request for this window to be obscurely glazed.
- On the west side elevation the two windows would be 1.5m away from the shared boundary with no.7 next door. Although in close proximity to the shared boundary the windows would face on to the detached garage at no.7 and therefore it is considered that in this instance there would not be any significant detrimental impact on residential amenity at no.7 St Edmund Hall Close.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would increase the number of bedrooms at the property by one, therefore SPD 11 Parking Standards need to be considered. Although the existing building is a double garage there is no current access to the garage due to its position to the rear of the dwelling on site. The parking arrangements would remain as existing where there is parking for up to two vehicles to the drive at the front and side of the dwelling.

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 Sheet 1 and Sheet 2 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties, 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.

4 The development hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 9 St Edmund Hall Close, Ramsbottom.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.

Case Officer Date	Sign off Officer Date
AU - 02/07/2026	DM 7/7/26