

DELEGATED REPORT

Report by Amanda

Date of report: 01/07/2026

Ref:73282/FUL

Uhunmwagho

Registration: 03/06/2026

LDfC: 01/07/2026

Expiry Date: 29/07/2026

Site Visit: 18/06/2026

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey front, side and rear extensions; garage conversion with pitched roof over proposed porch

Location: 63 Watling Street, Bury, BL8 2TG

Description

The application dwelling is a detached bungalow with a single garage attached to the side. There is an open plan front garden with a short fence along the north boundary, and a short fence and planting to the south. This area is very overgrown. There is also an existing driveway for 2 vehicles. Access to the rear garden is via paths to both sides of the dwelling. The rear garden is currently very overgrown. There is a small patio area and planting to all boundaries.

Opposite the front of the site is Mile Lane GP and dental surgery, and its car park.

The proposal is to build a single storey extensions to the front, side and rear of the existing dwelling, as well as a garage conversion and a pitched roof over the garage and front porch. At the front the new porch would be built on the north side of the existing garage and it would measure 2.5m x 2.38m. There would be a door to the front and window to the north side. A window would replace the existing garage door and the roof would be pitched over the porch and existing garage. The garage is to be converted into a bedroom.

The existing kitchen to the rear of the garage is to be removed and the extension would project approximately 12.54m from the rear elevation of the existing garage, and it would measure approximately 9.96m wide. On the north side the extension would project 4m from the original rear elevation. The extension would have a flat roof and it would provide a further bedroom/wardrobe, utility and pantry, and a kitchen, living and dining area to the rear. There would also be some internal rearrangements to accommodate a new bathroom, en-suite shower room and a snug(noted on the plan as bedroom 4/office).

There would new windows to both side elevations - A bedroom and utility room windows to the south side elevation and to the north there would be windows to the bathroom, en-suite, Snug and a small secondary window to the lounge.

The proposed site plan shows that the existing driveway is to be extended slightly to the north side to be able to accommodate a third vehicle on site. This is not included in the proposal description. The works will be carried out as Permitted Development, given that the proposed materials are noted as being permeable. Most of the existing front lawn to the north of the driveway is to remain in situ. There are also no proposed changes to the vehicle access to the site, or to the existing dropped kerb.

Relevant Planning History

N/A

Publicity

8 neighbours notified on 09/06/2026 - 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.

Watling Street and surrounding roads consist of different types of properties including detached and semi-detached houses and bungalows, all with different materials and designs. The proposed design and finished materials used in the construction of the proposed extensions and garage conversion would be considered to be in keeping with the existing building, as well as with the surrounding properties.

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 -

- At the front there would be around 11m of drive length from the front of the converted garage to the rear of the pavement to the front.
- The garage conversion would result in the loss of one parking space on site, but the proposed site plan shows that the existing driveway would be widened by approximately 1m to the north in order to accommodate a third vehicle. This has not been included as part of the proposed development. The area of new driveway would be around 1m x 11m, and as the proposed materials are shown as being permeable this part of the development would be considered to be Permitted Development. There are no changes to the existing access point or dropped kerb. As such it would not cause any significant detrimental harm in terms of the highway in front.
- As the new porch would not project forward of the existing garage it would not have any seriously detrimental impact on the proposed parking area in front.
- On the north side the rear extension would project approximately 6.8m past the rear elevation of no.65 next door. No.65 has a conservatory on the south rear corner of the dwelling with some planting to the rear and a small shed and greenhouse located directly next to the shared boundary with the site. As the site is south of this property any extensions to the rear of the dwelling could cause some disruption in terms of sunlight to the rear of no.65. However, the extension would project 4m from the original rear elevation of the application dwelling which would fall within the Permitted Development limits and the neighbour has not objected to the proposal either. The extension would have a flat roof which would help to reduce any detrimental impact on light to the neighbouring property and garden.
- There would be four windows to the north side elevation which would face onto the side elevation of no.65. There is a door and high level window to the side of no.65, as well as the conservatory which is fully glazed close to the shared boundary with site. Revised drawings received on 29/06/2026 show that all four windows to the north side elevation would be obscurely glazed, up to an internal height of at least 1.7m. A condition would be added to the decision stating that these windows must remain obscurely glazed at all times in the future.
- On the south side the extension would measure approximately 12.5m from the original

rear elevation of the garage. The extension would be no closer to the southern boundary than the existing building, meaning it would be at least 2.7m away from the boundary at its closest point. The south boundary is shared with the rear gardens of numbers 2, 4 and 6 Garstang Drive and there would be 2 new windows and a door in the south side elevation. One would be to a utility room and pantry, which would be classed as being non-habitable and there would be no reason to obscurely glaze this particular window. The second window would be to a new bedroom directly the rear of the garage conversion. Although this window would be very close to the shared boundary with no.4 Garstang Drive there is existing planting along the rear boundary at no.4 Garstang Drive which would help to mitigate any possible overlooking from the new bedroom. However, a condition would be added stating that this window should be obscurely glazed up to an internal height of 1.7m and should remain as such at all times in the future in order to retain privacy levels between users of the bedroom and the rear garden at no.4 Garstang Drive.

- At the rear there would be approximately 12m from the rear elevation of the extension to the rear boundary. This would be acceptable in terms of SPD 6.
- The plans show that all of the development would be within the residential curtilage.

Taking the above into account 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.

Parking -

The proposal would increase the number of bedrooms from 3 to 3 and a snug (bed 4/office) and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has a driveway at the front and the proposed site plan shows that the existing driveway would be widened slightly, resulting in the ability to park at least 3 vehicles within the site, clear of the highway. The area is also high access in terms of public transport and there are no parking restrictions to the highway in front. In this instance then the parking arrangements are considered sufficient.

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 B1-00-DR-A-0802, B1-XX-DR-A-0804, S1-00-DR-A-0802, S1-00-DR-A-2002 and S1-00-DR-A-0800 received on 03/06/2026 and drawings numbered B1-00-DR-A-2000 Rev B and B1-XX-DR-A-3001 Rev B received on 29/06/2026 as modified by the email from Mr T Rogerson dated 29/06/2026. The development shall not be carried out except in accordance with the details hereby approved.

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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 be brick work and render, or composite cladding to replicate timber to the walls, white metal and upvc windows and composite doors.

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 Before the first occupation of the extension hereby permitted the bedroom window to the south elevation and all of the windows on the north side elevation shall be fitted with obscured glazing up to a minimum height of 1.7m (from the internal floor level) and shall be permanently retained in that condition thereafter.

Reason. To protect the privacy of adjoining occupiers and to accord with 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 01/07/2026		DM 7/7/26	