

DELEGATED REPORT

Report by Jane Langan	Date of report: 29/01/2026	Ref: 72674/FUL
Registration: 18/12/2025	LDfC: 27/01/2026	Expiry Date: 12/02/2026
Site Visit: 15/01/2026	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: Single storey and first floor rear extensions

Location: 84 Horne Street, Bury, BL9 9HS

Description

The property is a mid terraced house. To the rear it is extended single storey to the rear and has an enclosed yard that opens on to a back access street. The adjoining properties to both sides are extended to the same depth at the rear.

The application includes a single storey rear extension coming out 5.3m deep from the existing extension and for 3.3m across. A first floor extension would be constructed above the existing single storey 2.7m deep. The extensions would form a kitchen with the existing becoming part of the living room and an extended bedroom with ensuite at first floor.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 and design - The proposed single storey would be flat roofed which would be acceptable in this instance being located to the rear where there are other flat roofed buildings along the row. The more prominent first floor extension would have a hipped roof. Materials would be brick to match the existing and roof slates to match for the first floor extension.

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The property is within a terraced row and there is no off street parking as existing to be affected.

Residential amenity - The proposed single storey would run as blank wall along the boundary with No.82, be flat roofed to a height of 2.8m, and located to the south side. No.82 is extended single storey with a window/door glazed section closest to the site then a further window. Taking a 45 degree line from the mid point of this extension then there would be encroachment but there would not taking a 25 degree line at this point due to the proposed extension being flat roofed. The proposal would see a building along most of the boundary with this neighbouring property however at 2.8m in height it would not be significantly above the height that an outbuilding under permitted development could be placed. To note there have been no objections from any neighbouring properties.

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To the opposite side, to No.86, the extension would be to the north side and have a door and kitchen window to the side elevation. The extension would be set 1m in from the wall, which is approximately 1.4m high, and could be increased to 2m if either neighbour should require.

There would be a distance of approximately 6.2m from the proposed first floor window to the rear boundary. Aspect standards normally require a minimum of 7m to provide adequate privacy distance however beyond the boundary is a back street.

In conclusion there are not considered that there would be any serious impact on the amenity of the adjacent neighbouring properties that would give grounds for refusal.

The proposal would reduce the outside amenity space to the property however there would be a gap to the side and rear of the extension of approximately 1m in width and 6.2m in length with a further 4.4m across the rear which would allow for outside use/storage.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 SHT 1 of 2, SHT 2 of 2 Rev A 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	29/01/2026	DM	29/01/2026