

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 10/12/2025	Ref: 72515/FUL
Registration: 18/11/2025	LDfC: 12/12/2025	Expiry Date: 13/01/2026
Site Visit: 03/12/2025	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:
		Stat Class: HOUS

Proposal: Loft conversion with front & rear dormers

Location: 9 Wiltshire Close, Bury, BL9 9EY

Description

The proposal relates to a semi-detached dormer bungalow on the western side of Wiltshire Close. The site is open to the front with a paved area and low hedging separating the property from the pavement. To the southern boundary is a driveway leading to a detached garage and an access gate to the rear garden. The rear and side boundaries are bound by timber fencing.

The proposed front dormer would replace that that is existing. It would be approximately 2.3m in height and would span 6.4m across the front roof plane. It would project approximately 3.4m from the original front (eastern) roof plane.

The proposed rear dormer would also replace the existing rear dormer. It would be approximately 2.8m in height and span 6.4m across the rear roof plane. It would project approximately 4.3m from the original rear (western) roof plane.

Both proposed dormers would be set down from the existing ridge height by approximately 0.5m .

Two small, high level windows are also proposed in the south elevation. These would be set off the floor level by approximately 1.4m.

The streetscape is characterised by bungalows with many featuring front and rear dormers. Parking in the area is generally off road with most properties having driveways for up to 2 vehicles however on road parking is not uncommon.

Relevant Planning History

55210 - Erection of a balcony (Retrospective) - Refused 16/07/2012
12/0212 - Erection of a balcony - 21/05/2012

Publicity

8 neighbouring properties were consulted on 21/11. No comments have been recieved.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

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 dormers are considered to be proportionate to the existing dwelling. Flat roofing is proposed for both dormers which, although usually not favoured, given the character of the area is considered acceptable in this case. The proposed dormers will also be set down from the existing ridge height of the property by approximately 0.5m which is compliant with that outlined within SPD 6.

The proposed dormers are to be constructed of red brick and render. Given the mix of materials in the area, with some dormers being rendered, some red brick and some white upvc, this is not considered to alter the visual amenity of the area negatively and so would be considered acceptable.

Residential Amenity-

Interface distances between neighbouring dwellings to the front and rear and the proposals would retain in excess of 20m which is considered acceptable and compliant with SPD 6.

The adjoining neighbour, no 11 Wiltshire Close does not have any existing dormers and so there would be no impingement to any habitable rooms and no further overlooking impact than already exists.

7 Wiltshire Close is sited to the south of the proposed. There would be no further overlooking impact than already exists and the dormers would cause no impingement at a 45 degree angle. The proposed small windows facing this property would be set off from the floor level by approximately 1.4m and so would be over 1.7m in height before opening compliant with SPD 6.

Given the above, 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.

Highways and Parking-

SPD 11 sets out the parking standards for residential developments within the borough. The application property is sited within Zone 3. SPD 11 states that 4 bed dwellings and larger within Zone 3 should ideally have 3 off road car parking spaces. As can be seen by the proposed site plan submitted with this application, the site can cater for 3 off road car parking spaces.

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 9-WC-P01 Rev A and 9-WC-P02 and

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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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO		DM	19/12/2025
10/12/2025			