

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 26/06/2026	Ref: 73210/FUL
Registration: 15/05/2026	LDFC: 18/06/2026	Expiry Date: 10/07/2026
Site Visit: 10/06/2026	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: DEL
		Stat Class: HOUS

Proposal: First floor extension at front/side with conversion of garage to habitable room

Location: 4 Goodison Close, Bury, BL9 8JY

Description

The application property is a two storey detached dwelling on the south-eastern side of Goodison Close. The front of the property is separated from the pavement by a small front garden together with a brick driveway. Access to the rear garden for pedestrians is sought via a gate at the south-western elevation with the boundaries to the rear garden formed by timber fencing, hedging and trees.

The proposal is to build a first floor extension at the front/side together with the conversion of the existing garage to a habitable room. The proposed first floor front/side extension would project 2.8m from the existing side elevation, and would project approximately 1.3m from the existing front elevation. It would span 7.2m down the south-western elevation of the property, incorporating a gable roof at the side to match the existing property, with an eaves height of 5.1m and a ridge height of 6.9m. To the front, a small gable feature would be incorporated, set down from the height of the existing property to be a maximum of 6.1m in height.

The proposed garage conversion would change the existing garage door to a window, to match those that are existing.

The area is residential in nature, with parking predominantly off road. There are no parking restrictions on the street however and so some vehicles park on street.

Relevant Planning History

None

Publicity

7 neighbouring properties were consulted on 27.05.2026. No comments or observations 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
NPPF	National Planning Policy Framework
PFE	Places for Everyone
SPD11	Parking Standards in Bury

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 application property is a detached house and so, despite the proposed not being set

back, it is unlikely to cause a terracing effect and would be considered acceptable in this instance.

Furthermore, the height of the proposed side extension remains consistent with the host dwelling and the proposed front extension would be set lower to appear as a subordinate addition.

The proposed garage conversion would not appear inconsistent within the street scene, given that not all the properties feature garages. Furthermore, garage conversions can often be completed using permitted development rights, which SPD 6 states should be used as a material consideration.

Materials proposed would be similar to that of the existing dwelling, and bin storage would be unchanged.

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 dwellings.

2 Goodison Close is the neighbouring property to the south-west. No habitable room windows are proposed facing this neighbour, therefore no further privacy impacts would be caused. The proposed also does not project any further to the front or rear of the property than existing, and therefore no impingement to habitable windows at this neighbour will occur.

4 Goodison Close is the neighbouring property to the north-east. Sited away from the proposals, there would be no impact.

3-7 Goodison Close are the neighbouring properties to the front. 22m is retained between the proposed and these neighbours, compliant with the 20m guidance within SPD 6.

1-3 Anfield Close are sited to the rear. Over 26m is also retained, compliant with SPD 6.

Parking

The proposal would increase the number of bedrooms from 3 to 5 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The dwelling is sited within Zone 4 and therefore the parking standards for 4 bedroom properties and greater is 3 off road car parking spaces. The existing parking provision at the property is 2 off road spaces, which would be retained. Furthermore, parking on street is unrestricted and so it is not considered that the shortfall of one off road space in this instance is unacceptable.

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

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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 S(00)02, GA(00)06 Rev B, GA(00)03 Rev B and PP-14936880v1 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.

<u>Case Officer</u> CO 26.06.2026	<u>Date</u>	<u>Sign off Officer</u> HL 26.06.2026	<u>Date</u>
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