

DELEGATED REPORT

Report by Amanda

Date of report: 17/11/2025

Ref:72419/FUL

Uhunmwagho

Registration: 29/09/2025

LDfC: 04/11/2025

Expiry Date: 24/11/2025

Site Visit: 13/11/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear extension

Location: 27 Thornfield Road, Tottington, Bury, BL8 4BX

Description

The application relates to a two storey semi-detached house with flat roof dormers to the front and rear. At the front of the site there is a drive for one vehicle, a small garden and a flat roof garage and extension to the side. Access to the rear garden is through the property.

At the rear there is a patio with steps leading down to the rest of the garden, which is at a slightly lower level. There are fences to all boundaries, and a tree at the bottom of the garden as well as small shed. There is an existing flat roof extension that project just over 3m from the rear of the property, along the shared boundary with no.25 Thornfield Road.

The proposal is to build a flat roof single storey extension adjacent to the existing one. It would project around 3.06m and would measure 4.2m wide. The extension would be finished with materials to match the existing property and there would be a raised roof lantern installed to the roof of the new extension.

Relevant Planning History

N/A

Publicity

4 neighbours notified on 13/10/2025 - No objections or comments 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 PpE 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.

The proposed extension would be built on the rear of the existing dwelling so views of it would be from the rear gardens of neighbouring properties. It wouldn't be visible from the highway in front at all.

There is an existing flat roof extension that projects beyond the rear elevation and the

proposed extension would be built up to this. The roof would be flat and there would be a roof lantern installed to the new extension roof. The structure would be finished with materials and a design that would be 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 extension would be to the rear of the dwelling there would be no detrimental impact on properties to the front of the site.
- There would be more than a sufficient distance from the rear of the extension to the rear site boundary not to have any significant detrimental effect on residential properties to the rear of the site.
- The extension would be built on the southwest side of the existing single storey rear extension and there would be no changes to the extension of the opposite side. As such there would be no seriously detrimental impact on residential amenity at no.25 Thornfield Road next door.
- The extension would project 3m from the original rear elevation of the dwelling on the side adjacent to the shared boundary with no.29 (attached). The 3m projection would be acceptable in terms of SPD 6 and as the side elevation would be set away from the shared boundary there would not be any concerns regards possible encroachment.

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 not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the drive and the highway to the front of the site.

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 TDS-25-196-00, TDS-25-196-01, TDS-25-196-02, TDS-25-196-03 and TDS-25-196-04 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

DELEGATED REPORT

Extensions to Residential Properties in terms of visual amenity, 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>
AU - 17/11/2025			