

DELEGATED REPORT

Report by Mo Warsame	Date of report: 10/09/2025	Ref: 72186/FUL
Registration: 17/07/2025	LDFC: 29/08/2025	Expiry Date: 11/09/2025
Site Visit: 08/09/2025	Site Notice: N/A	Press Date: N/A
12:00:00		
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Rear dormer; extension of the existing side dormer, and front canopy along with cladding to front & rear elevations

Location: 84 Holcombe Road, Tottington, Bury, BL8 4AY

Description

The application relates to a detached two storey dormer bungalow on the east side of Holcombe Road. It is sited on a large corner plot and has an 'arts and craft' style appearance. It is well screened by planting on all sides. Access is from Holcombe Road. To the north is a detached bungalow and a two storey house on the east side. To the west is Oswestry Close, a cul-de-sac characterised by two storey houses. The site is within the designated River Valley.

Planning permission is sought for the erection of a rear dormer; extension of the existing side dormer, and front canopy along with cladding to front & rear elevations. Both dormer extensions would be built within the footprint of the existing roof and would not extend beyond the main ridge. The rear dormer would have a flat roof meanwhile, the side dormer would have mansard roof to replicate the side profile of the roof. The front canopy would project 1m beyond the principal front elevation and run 3.6m to the side. The development also zinc cladding to part of the front and rear elevations. The proposal would facilitate internal alterations such as one additional bedroom and two en suite bathrooms.

Relevant Planning History

58552 - Three storey extension to the north elevation including dormer windows; Single storey extension link on southern elevation; New terracing of garden to east elevation; New front porch - Approve with Conditions 13/05/2015

58857 - Non-material amendment following grant of planning permission 58552 for improvements to first floor layout and improve appearance of elevation - Approve with Conditions 30/06/2015.

Publicity

Neighbour letters sent on 08/08/2025. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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.

In terms of visual amenity, the proposed front canopy and the side and rear dormer

extensions would be modest additions with simple designs that would be in keeping with the host dwelling based on their forms. However, part of the proposed development would be finished in zinc cladding. Whilst some modern extensions with modern materials on traditional style properties may be acceptable, in this instance it would be completely out of character with other buildings in the local vicinity, and as the site has such a shallow frontage it would result in an extremely prominent structure in street scene which would bear no resemblance to any other property within the street scene. Furthermore, the rear element of cladding would also be visible from the street scene from the side (Oswestry Close) due to dwelling's corner orientation.

Given the above the proposal does not conform 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.

Residential amenity

UDP policy H2/3 and SPD6 seeks to reduce the impact of proposals on the residential amenity of neighbouring properties.

- In terms of overlooking and privacy to the side, SPD 6 requires a distance of 13 metres between principal window to a habitable. The new window from the proposed side dormer would be a non habitable windows and there would be over 13 metres to the adjacent property (No. 86). Additionally, there would be no proposed window on the opposite side.
- In terms of overlooking and privacy to the rear, there would be sufficient separation distance to property rear of the (No. 7 Oswestry Close) and the new windows from the proposed rear dormer. Furthermore, there are existing high shrubs that surrounds the site. This would mostly screen the proposed development from the property to the rear and the adjacent properties across the side. Therefore, this would be acceptable and comply with adopted guidance in SPD6.
- The proposed front canopy would be a modest structure that would be hardly visible from the front due to the existing shrubs at the front. Moreover, there would be no properties in front of the site.

The proposed extension in terms of residential amenities would be acceptable and comply with UDP Policy H2/3 and associated guidance in SPD6.

Parking

There would be one additional bedroom. However, there would be no changes to the front of the property, access or the parking layout. Therefore, the parking at its current condition would meet the parking requirements.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Refuse

Conditions and Reasons:

- 1 The proposed materials used is neither appropriate to, nor sympathetic with the existing structure, and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan: H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	10/09/2025	DM -	11/09/2025