

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 13/01/2026	Ref: 72541/FUL
Registration: 12/11/2025	LDfC: 12/12/2025	Expiry Date: 07/01/2026
Site Visit: 11/12/2025	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:
		Stat Class: HOUS

Proposal: Variation of condition 2 (approved plans) on planning permission 72296:
Amended roof design and material

Location: 12 Springside View, Bury, BL8 4LU

Description

The proposed relates to a two storey detached dwelling on the south-eastern side of Springside View. The front boundary is separated from the pavement by a low wall with a break in the wall for both pedestrian and vehicular access. The side and rear boundaries are characterised by timber fencing.

This application is to vary Condition 2 (approved plans) on the original application 72296. The amendment would be to change the roof material to a Catnic Urban Standing Seam roof together with the addition of solar panels to the rear. There are no further amendments to the previously approved application 72296 proposed under this application.

Amendments

Amendments were sought in order to amend the roof panels used to a different size than initially proposed, so that the panels appear more tiled to fit in with the general character of the area. Following a site meeting, and viewing samples of the product, the 390mm panels were considered more favourable.

Relevant Planning History

71931 - Garage conversion; First floor side extension; Single Storey front infill; Render to all elevations, cladding to front elevation - Approve with Conditions 18/07/2025

72296 - Single storey front extension, first floor side extension over existing garage with conversion of garage to living accommodation; Addition of render finishes and cladding to external elevations

- Approve with Conditions 07/10/2025

25/0314 - Not being built in accordance with approved plans of planning permission 71931

Publicity

6 neighbouring properties were consulted on 21/11/2025. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

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

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.

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The proposed panels used in order to create the roof would be 390mm in width. Although roof materials in the area is generally tiled, these panels would appear similar to tiled roofing within the area by virtue of their size. Furthermore, the colour of the roofing along Springside View varies and so the anthracite colour would not appear out of character.

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-

The variation of the roofing material would not cause any further impact to any neighbours than exists.

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 2519-GTA-XX-XX-DR-A-1016 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.
- 3 The external finishing material to the roof shall be the 'Catnic SolarSeam' standing seam roof, with 390mm seam centres, as outlined on the approved plans of this application.
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 13.01.2026	<u>Date</u>	<u>Sign off Officer</u> DM 13/01/26	<u>Date</u>
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