

DELEGATED REPORT

Report by Jane Langan	Date of report: 12/05/2026	Ref: 73027/FUL
Registration: 26/03/2026	LDfC: 07/05/2026	Expiry Date: 21/05/2026
Site Visit: 22/04/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Hip to gable roof extension at side with loft conversion and rear dormer; Single storey extension at side/rear

Location: 21 Throstle Grove, Bury, BL8 1EB

Description

The property is a bay fronted semi detached house. It has a boundary wall and gates along the frontage and the front garden is hardsurfaced for parking and which also extends as a drive along the side. To the rear the house is extended with a conservatory and has a fenced garden and a detached garage. The adjoining semi is No.23 and has a bay window to the party wall side and then a single storey extension. The property to the opposite side is No.19, a detached house set back from the application property. To the rear the site borders the rear garden to 36 Tamworth Drive.

The application includes a hip to gable roof extension with flat roofed dormer to the rear. To the side a single storey extension would come out 1.8m set back 3.4m from the front elevation. It would run for 8.8m along of which 4.2m would extend beyond the existing rear elevation and wrap around as a single storey for the width of the rear elevation. The loft conversion would add a bedroom with ensuite and dressing room with an existing small bedroom becoming a study. The side/rear extension would form a wc, utility and kitchen/morning room.

Relevant Planning History

66628 - Single storey detached double garage at rear - AC 30/04/2021
68395 - Single storey side/rear extension - AC 20/07/2022

Publicity

Surrounding neighbours were notified by letter and no responses 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
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 and design - The front elevation would see the property altered in terms of the roof extending out to a gable. Whilst this would result in a different design to the adjoining semi this type of alteration can generally be carried out under permitted development which is a material consideration. The side extension would be set back from the front elevation by 3.4m and the roof would be hipped and wrap round to the rear extension. The rear dormer would be flat roofed and occupy the majority of the roof slope, with the walls tile hung. This element of the proposal would have limited view from the street and is also works that can generally be carried out under permitted development. Materials for the extended gable wall and the extension walls would be brick to match the existing and the roof also in materials to match.

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The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms with an existing converted to a study. Whilst the proposed side extension would be built on part of the side drive there would be a gap of approximately 2.5m remaining and the front garden is fully surfaced for parking. The parking arrangements are considered sufficient.

Residential amenity - There would be a distance of approximately 17.7m from the rear dormer to the rear boundary which would be sufficient to comply with SPD6 Aspect Standards. To the adjoining No.23 the single storey at the rear would run as blank wall to the same depth as the existing site conservatory. To the opposite side the side extension would have one secondary kitchen window and a landing window to the new gable. They would be set approximately 2.5m in from the boundary with the front garden to No.19 and this property sits well back from the application site.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 JK/2212_01, JK/2212_02, JK/2212_03, JK/2212_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 Unitary Development Plan and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	12/05/26	DM	18.05.2026