

DELEGATED REPORT

Report by Jane Langan	Date of report: 12/03/2026	Ref: 72815/FUL
Registration: 05/02/2026	LDfC: 06/03/2026	Expiry Date: 02/04/2026
Site Visit: 26/02/2026	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: First floor extension at front with alterations to front elevation; Removal of existing rear conservatory and erection of single storey rear extension

Location: 50 Springwater Avenue, Ramsbottom, Bury, BL0 9TX

Description

The property is a detached house previously extended two storey at the front and with a conservatory at the rear. There is garden to the front and a drive to the front/side and to the rear a fenced garden. The adjacent neighbour to the east side is No.52 a bungalow. To the opposite side No.48 is a two storey detached house. To the rear the site borders the rear gardens to 107 & 111 Summerseat Lane.

The application includes a first floor extension at the front 4.8m wide and 3.9m deep to add a bedroom. Two existing windows to the ground floor front elevation would be reconfigured, one to match the new window at first floor and another to provide a feature slim window. To the rear the conservatory would be removed and a single storey extension 4m deep and 7.29m across constructed to form a living room.

Relevant Planning History

34221 - Two storey extension at front - AC 18/06/98

42951 - Certificate of lawfulness for proposed detached garage at rear - A 02/08/04

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 proposed first floor extension would have a dual pitched roof and form a front gable to match the existing one but slightly narrower by 0.6m. Roof lights would be added to the central slope of the main roof. At ground floor to the front the existing lounge window would be reduced in size to match the new one above and the smaller lounge window reconfigured to form a full height slim feature window to the new hall. Materials would be render and roof tiles to match the existing.

To the rear the centrally located conservatory would be removed and a single storey flat roofed extension constructed to the side to the boundary with No.48. It would have doors and windows to the rear elevation and slim full height windows to the side elevation into the garden. The walls would be finished in matching render.

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.

DELEGATED REPORT

Parking - The proposal would increase the number of bedrooms from 4 to 5 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has two spaces to the front of the property and a further one along the drive to the east side of the house.

Residential amenity - The proposed first floor would be to the side to the adjacent No.48 and would form a pitched roof with front gable that would project out to be around level with the front elevation to this neighbouring property.

To the rear the single storey would also be to the side to No.48 and project out 4m deep and be blank wall to the side. No.48 is extended two storey at the rear and the proposal would project less than 3m from its rear elevation. There would be slim windows to the opposite side elevation facing into the site garden and which would be over 7m away from the boundary with No.52.

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 D256-01, D256-02 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>
Tom Beirne	12/03/2025	DM	12.03.2026