

**DELEGATED REPORT**

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|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Sam Summers    | <b>Date of report:</b> 08/07/2025 | <b>Ref:</b> 71864/GPDE         |
| <b>Registration:</b> 17/04/2025 | <b>LDfC:</b> 15/05/2025           | <b>Expiry Date:</b> 29/05/2025 |
| <b>Site Visit:</b> 09/06/2025   | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 1            | <b>Con Area:</b> N/A              | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Prior approval for proposed single storey rear extension

**Location:** 9 Inglewhite Close, Bury, BL9 9NT

**Description**

The application relates to a two storey semi-detached dwellinghouse located on Inglewhite Close. The premises has a small garden area at the front with a driveway at the side and a garden at rear. Planning permission is sought for the construction of a single storey rear extension with a flat roof that projects approximately 6000mm from the original rear wall.

1 Objection received, detailed below.

As an objection has been received, the regulations require that the impact of the proposed development on the amenity of all the adjoining addresses must be assessed.

**Relevant Planning History**

49765 - TWO STOREY EXTENSION AT SIDE - Approve with Conditions 19/05/2008

**Publicity**

Letters sent to neighbours - 22/04/2025 - 1 objection received - The objection can be summarised as follows:

- proximity to boundary and overdevelopment,
- extension would reduce the open character of the area and the extension may impede future maintenance access.
- Loss of light and overshadowing including impact on trees, impact on visual amenity

**Statutory/Non-Statutory Consultations**

None

**Pre-start Conditions** - None

**Development Plan and Policies**

SPD6      Supplementary Planning Document 6: Alterations & Extensions  
H2/3      Extensions and Alterations

**Issues and Analysis**

Unless a formal written objection is received from any of notified addresses as prescribed by the regulations, within the prescribed 21 days following the date of such notification prior approval will not be required as the proposed development complies with all the limitations and conditions of Part 1 Class A of the GPDO (as amended).

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The proposal would not extend beyond the rear wall of the original dwelling by more than six metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

### **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 located to the rear of the property, which is bounded on all sides by residential gardens. As such the rear extension would not be visible from the street. The extension is of a simple and unobtrusive design, which would not detract from the character of the property. The use of matching materials is appropriate. The proposal would not overwhelm the dwelling or result in over development of the associated residential amenity space. It is therefore considered that the proposal complies with UDP Policy H2/3 and SPD 6.

### **Residential Amenity**

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

The proposed extension would project 6.00m past the original rear elevation, 3m would be allowable under permitted development so the council should assess the impact of the additional 3m proposed.

The proposed extension would not project more than 3 metres beyond the rear of No. 7 Inglewhite Close as they have an existing 3m extension complying with guidance contained within SPD 6.

The neighbour at No.11 to the North west of the property does not have an extension at the rear however the proposal would comply with the 45 degree rule (as set out within SPD6) when measured against No. 11. The proposal is set back from the boundary with 11 lessening the impact. The extension also has a flat roof as such the level of impact on both sun, light and overshadowing on No.11 would not warrant refusal. Whilst there is a window and door at the side facing No.11 this would be largely screened by the existing fencing between the properties.

The properties at the rear of the site would not be impacted by the extension due to their distance from the proposals, as they are 20m from the extension.

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**Response to neighbours** - The proposal has been assessed in terms of residential amenity within the main body of the report and complies with both UDP Policy H2/3 and SPD 6.

Loss of light, overlooking and privacy have been assessed in the main body of the report. In terms of impact upon the garden of neighbours it is important to consider that a neighbour could build a 2.5m high outbuilding up against the boundary without the need for planning permission, this extension is set back over 4m from the boundary and so is unlikely to have a major impact upon the neighbours to the rear of the property. There is also a 2m fence and some trees to all boundaries which will partly screen the extension. The openness of residential back gardens can be changed at any time without planning permission through extensions or outbuildings. There is no evidence this extension would impact future maintenance. All applications are determined on their own merits and would not necessarily set a precedent.

**Recommendation:** Prior Approval Required & Granted

**Conditions and Reasons:**

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| SS                  | 08/07/2025  |                         |             |