

DELEGATED REPORT**Report by** Amanda**Date of report:** 05/01/2026**Ref:**72532/FUL

Uhunmwagho

Registration: 11/11/2025**LDfC:** 12/12/2025**Expiry Date:** 06/01/2026**Site Visit:** 17/12/2025**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:** N/A**Adv Type:** NONE**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS**Proposal:** Demolition of garage; Two storey/single storey rear extension; Front porch**Location:** 23 Southfield Road, Ramsbottom, Bury, BL0 9ST**Description**

The application relates to a two storey semi-detached house which has a single storey extension to the rear. At the front there is a small garden with a wall along the front boundary. There is pedestrian access only to the front. At the rear there is a long garden with fences and planting to both side boundaries. There is a detached garage at the bottom of the garden which is accessed via Montrose Avenue to the rear of the site. There is also a pedestrian gate at the rear.

The proposal is to build single/two storey rear extension, a front porch and they also intend to remove the detached garage. At the front the porch would measure 1.49m x 1.84m and it would have a pitched roof. One of the existing lounge windows would also be reduced in size.

At the rear the extension would project around 3.23m, which would be the same as the existing single storey extension and it would be built flush with the existing north side elevation. At first floor level the extension would project the full 3.23m on the north side and around 1.57m on the south. The roofs would be hipped and there would be one rooflight installed to the rear. It is also noted on the application form that the existing windows on the property are to be sprayed grey and all new windows would also be grey upvc.

Relevant Planning History

N/A

Publicity

7 neighbours notified on 21/11/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant**Development Plan and Policies**

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

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.

Some properties on Southfield Road are flat fronted and some have bay windows. There

are also some properties which have porches. The proposed front porch would be a relatively small addition to the front of the dwelling and it would be built with materials and a design that would be considered to be in keeping with the existing building.

The single/two storey rear extension would not be visible in the streetscape along Southfield Road but it would be openly visible from Montrose Avenue at the rear. However, as it would be built with materials and a design that would be considered to be in keeping with the existing property the design of the proposal is considered acceptable in this location.

As the garage is quite old and in need of repair its removal would improve the outlook of the site as viewed from Montrose Avenue at the rear. It is also noted that the applicant could remove the garage at any time without planning permission.

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 rear extension would project to a similar point as the existing single storey rear extension and it would extend across the whole width of the existing dwelling. This means that the structure would remain set back in comparison to the conservatory at no.25 Southfield Road to the south.
- The two storey element would project around 3.23m on the north side and around 1.57m adjacent to the southern boundary, adjacent to no.25. There is a first floor bedroom window close to the shared boundary at no.25, but as there is a single storey extension below the projection of around 1.57m adjacent to this window would be considered acceptable in terms of SPD 6.
- On the north side the extension would be built flush with the existing side elevation of the dwelling so it would be no closer to the shared boundary with no.21 than the existing dwelling. As such there would be no concerns regards encroachment on to this neighbour's land.
- There would be one kitchen window installed to the north side elevation and one ground floor store window would be removed. There is an existing kitchen window to this side elevation but the new one would obviously be closer to the shared boundary with no.21 next door. However, as a kitchen is not considered to be a habitable room the position of the window would be acceptable in this location.
- The two storey extension would project past the rear elevation of no.21, but given it would not be any closer to the shared boundary than the existing building and the closest ground floor window to the rear of no.21 appears to be a kitchen, it is considered that the two storey extension would not have any significant detrimental effect on residential amenity at this property, or its garden.
- There would be an acceptable distance remaining from the extension to the rear boundary in terms of SPD 6 and properties to the rear would more than a sufficient distance from the extension not to have any seriously detrimental impact on residential amenity at those properties.
- The existing, dilapidated garage to the rear is to be removed. This would not have a significant detrimental impact on residential amenity in the area and it is noted the applicant could remove it without the need for planning permission.
- The porch at the front would be relatively small and would be built well away from both side boundaries and one of the existing lounge windows would be reduced in size. It is considered that the porch and change to an existing window would not have any significant detrimental impact on residential amenity in this area.
- The proposed drawing also shows there would be a rooflight installed to the rear of the existing roof. The applicant could do this work as permitted development.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the

requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would increase the number of bedrooms from 2 to 3 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 2 parking spaces. There is currently on street parking to the front of the site and at the rear there is vehicular access to a detached garage. The plans show that the garage is to be demolished and there are no other details regards replacing the garage with a parking space within the site. However, the existing vehicular access to the rear would remain, so the applicant could still park a vehicle to the rear of the site once the garage has been removed, if they wish.

There are no parking restrictions to the highways at the front and rear of the site and there is public transport available. In this instance then the parking arrangements are considered sufficient.

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 drawings numbered SP(00)001, SP(00)002, SP(00)003, EL(00)001 and PL(20)001 received on 11/11/2025 and drawing numbered PL(20)002 Revision 1 received on 05/01/2026 as modified by the email from Miss Elena Revell dated 05/01/2026. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the 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.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 05/01/2026			

