

DELEGATED REPORT

Report by Jane Langan	Date of report: 17/06/2026	Ref: 73203/FUL
Registration: 13/05/2026	LDFC: 08/06/2026	Expiry Date: 08/07/2026
Site Visit: 13/05/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey side extension; Front and rear dormers; Porch extension; Dropped kerb with new drive; Relocation of detached garage at rear

Location: 21 Sandringham Drive, Tottington, Bury, BL8 4DJ

Description

The application relates to a semi-detached bungalow located on a corner plot. The site has garden to the front and the side, with a driveway that runs parallel with the shared boundary with No. 23. The driveway leads to a detached single garage. The front and side boundaries with the highway are depicted by a hedge.

The proposal is the same scheme that was approved under application 65123 on 31/03/20 and comprises as follows. A single storey side extension that would project approximately 5200mm from the side of the original property and would run flush with the existing front and rear elevations of the dwelling. To the front it is proposed to construct three single pitched roof dormers, with a single flat roof dormer proposed to the rear. To the front it is also proposed to construct a new porch that projects approximately 1800mm.

It is proposed to retain the existing access to the rear, and to relocate the existing garage that is located to the rear of the dwelling. To the front it is proposed to create a new access and dropped kerb to allow off street parking for 2 vehicles.

Relevant Planning History

65123 - Single storey side extension; Front and rear dormers; Porch extension; Dropped kerb with new drive; Relocation of detached garage at rear - AC 31/03/2020

Publicity

Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions for the implementation of the new vehicular access and parking arrangements.

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

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.

With regards to proposals for dormers and roof alterations the Council seeks to preserve the character of the street scene, especially where dormers on existing neighbouring properties are absent. There are a number of dormers visible within the street scene, most notably at No. 24 which has pitched roof dormers to the front elevation. The proposed front

dormers would not dominate the front roof slope, and are set below the ridge, and back from the main frontage of the property by an appropriate amount and are therefore considered to be acceptable. Whilst SPD 6 seeks to avoid flat roof dormers, there are a number of flat roof dormers along Sandringham Drive both to the front and rear of properties that are visible from public vantage points. As such, the alterations to the roof are considered to be in keeping with the street scene.

On corner plots SPD 6 seeks to maintain a gap of at least 2 metres between the rear of the adopted highway, and the side elevation of a single storey side extension. A distance of approximately 8.5 metres can be retained to the side of the proposed extension complying with guidance. The proposed side extension is of a simple, and unobtrusive design maintaining the shape and style of the original dwelling. The proposed side extension would not overwhelm the original dwelling and the proposed windows are considered to be suitably aligned.

The proposal seeks to remove the existing pitched roof garage replacing with a mono-pitch garage with the roof sloping away with the side boundary. The proposed garage is considered to be of a suitable design that would not detract from the character of the locality of the dwelling.

The proposed front porch would have a pitched, gable roof replicating the shape and style of the original dwelling. The proposed porch would not project excessively and would not interfere with the existing parking arrangements at the property. The proposed porch is therefore considered to comply with SPD 6.

Materials would be polar/off white render to new and existing walls and smooth grey concrete roof tiles. This would be in keeping with the character of the area which sees a mix of materials including render.

It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

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

- Proposed rear first floor windows would relate to non-habitable rooms (ensuite, bathroom, study) and therefore aspects not applied.
- Due to the nature of skylights no overlooking foreseen.
- Proposed first floor front windows would be separated from the directly facing properties by a highway.
- The proposed alterations to the uses of the existing rear ground floor windows would include a bedroom window however this would face into the small garden area at the rear screened by the existing boundary treatments.
- Proposed front ground floor windows would be retained as habitable rooms as existing.
- Proposed porch door would relate to non-habitable space.
- Proposed side bifolding doors would be separated from the directly facing properties by a highway.
- The proposed side extension would be located adjacent to the side elevation of No. 23, and would not project beyond the front elevation of this property and is therefore considered to be acceptable.
- The proposed garage would be located within roughly the same position as the existing garage, but would be slightly longer. The proposed garage would be located adjacent to the side elevation of No. 23, and garage of this same property with a roof sloping away from the boundary and as such is considered to be acceptable.

Highways and Parking

The proposed new vehicular access, driveway and associated visibility displays have been

assessed by the Traffic Section and are considered to be acceptable subject to conditions.

The dwelling would have a double drive to the front, and an 11 metre drive to the rear. As such the site could accommodate 4 cars within the curtilage of the dwelling. This is considered to be acceptable for a 4 bedroom property.

Other considerations

Supplementary Planning Document 6 sets out guidelines in relation to supplementary family annexes. This guidance states that annexes:

- should normally be physically connected to the main property with a direct interior link;
- should remain ancillary to the original dwelling at all times;
- should not have separate vehicular access; and
- should only have one bedroom.

The proposed annexe would have a directly interior link to the main dwelling and whilst there is a new access proposed to the front, this would also be utilised by the main dwelling. The proposed annexe would only have one bedroom and would remain ancillary to the main dwelling. It is therefore considered that the proposed annexe would comply with SPD 6 guidance.

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 1, 2, 3, 4, 5A, Proposed first floor plan, Proposed side elevation view from No.19 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 formation of the new vehicular access and driveway indicated on approved plan reference 5A, incorporating the provision of a footway crossing, a 5.0m minimum length driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway, and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to an agreed specification and to the satisfaction of the Local Planning Authority prior to the extension and driveway hereby approved being brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 The visibility splay indicated on approved plan reference 5A shall be implemented to the satisfaction of the Local Planning Authority before the development/new access is brought into use and subsequently maintained free of obstruction above the height of 0.9m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated 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>
JL	17/06/26	DM	16.06.26