

DELEGATED REPORT

Report by Helen Leach	Date of report: 11/06/2026	Ref: 73225/FUL
Registration: 20/05/2026	LDfC: 18/06/2026	Expiry Date: 15/07/2026
Site Visit: 11/06/2026	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 Rear Extension

Location: 58 Fieldhead Avenue, Bury, BL8 2LX

Description

The site relates to a semi-detached two storey dwelling located on Fieldhead Avenue. The dwelling is constructed from red brick with a slate roof and render to the first floor. There is a detached garage located to the side of the dwelling and a single storey extension at the rear. There are gardens to the front and rear and parking for 1 vehicle in front of the garage.

There are residential properties to all boundaries.

The proposed development involves the demolition of the single storey extension at the rear and the erection of a single storey rear extension. The proposed extension would measure 3 metres by 6.2 metres and would be 3.4 metres in height at its highest point. The proposed extension would be constructed from red brick with a slate roof.

Relevant Planning History

48088 - Single storey extension at rear at 58 Fieldhead Avenue, Bury. Approved with conditions - 15 June 2007.

54333 - Two storey side extension and single and two storey rear extension at 58 Fieldhead Avenue, Bury. Approved with conditions - 3 October 2011.

Publicity

The neighbouring properties were notified by means of a letter on 27 May 2026. There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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.

The proposed extension would be located to the rear of the property, which is bounded by residential gardens. As such the proposal would not be visible from the street scene. The extension is of a simple and unobtrusive design, which would not detract from the character of the property. The proposed windows would be suitably aligned with the first floor windows. 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.

Therefore, the proposed development would be in accordance with Policy H2/3 of the Bury Unitary Development Plan.

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 3 metres from the rear elevation, which would comply with SPD6.
- There would be over 20 metres from the proposed extension to the rear garden boundary, which would be in excess of the 7 metre aspect standard.
- The existing garage would be located between the proposed extension and the adjacent dwelling (No. 60) and as such, the proposed extension would not impact upon the occupiers of this dwelling.
- There are no side windows proposed.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy H2/3 and SPD 6.

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 Location plan, TDS-24-196-01, TDS-25-196-02, TDS-24-196-03, TDS-25-196-04 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>
HL - 11/06/2026		DM 16.07.26	