

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 19/12/2025	Ref: 72585/FUL
Registration: 25/11/2025	LDFC: 25/12/2025	Expiry Date: 20/01/2026
Site Visit: 03/12/2025	Site Notice: 03/12/2025	Press Date: 04/12/2025
Objections: 0	Con Area: HOLC	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: HOUS

Proposal: Demolition of existing single storey garage; Erection of single storey garage

Location: 83 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF

Description

The proposal relates to a two-storey end terrace dwelling on the eastern side of Holcombe Old Road. The boundary to the front is open with the front door of the dwelling opening onto the street. To the side, there is an access gate for both pedestrian and vehicular access into the side and rear garden area of the property. The rear and side boundaries are characterised by timber fencing and low hedging.

The proposal is to build a replacement detached garage in the north-eastern corner of the curtilage. There would also be engineering works to reduce the existing levels differences, by lowering the land on the northern boundary by approximately 0.8m in order to facilitate the building of the proposed garage.

The proposed garage would be 5.2m x 7.5m incorporating a shallow dual pitched roof measuring approximately 2.5m to the eaves and 3.6m at the ridge. The existing boundary treatment surrounding the garage, timber fencing to the side and rear, would be retained.

Materials used for the proposed have been outlined within the Heritage Statement, and have been secured by pre commencement condition to be natural slate, natural stone and timber for the elevations and doors.

The site lies within the Holcombe Village Conservation Area and within the Green Belt.

The street scene is generally uniform in nature, with most dwellings being constructed of stone. Parking in the area is a mix with some properties featuring driveways and some parking on street.

Amendments-

Amendments were sought as requested by the Conservation Officer who requested the roof of the proposed be amended to a dual pitched design rather than a flat roof to appear consistent within the area. The proposed door was also amended to be timber rather than the up and over door design initially proposed.

Relevant Planning History

43642 - SINGLE STOREY DETACHED GARAGE - Approve with Conditions 14/12/2004

Publicity

2 neighbouring properties were consulted on 01/12/2025. No comments have been received.

A site notice was also put up for the proposal on 03/12/2025 and a press notice published on 04/12/2025.

Statutory/Non-Statutory Consultations

Conservation Officer who made the following comments:

The revised plans 25.676.12B, 25.676.13A and 25.676.11C are acceptable.

Subject to a materials condition for samples of natural slate, natural stone and timber for the elevations and doors, the revised scheme would preserve the character and appearance of that part of the conservation area.

Pre-start Conditions -

A pre commencement condition for sample of materials to be submitted was agreed to by the agent on 19/12/2025.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
OL1	Green Belt
OL1/2	New Buildings in the Green Belt
NPPF	National Planning Policy Framework
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.

Heritage-

The proposed would be sited within the Holcombe Village Conservation Area, therefore this heritage statement is a requirement. Consulting with the National Planning Policy Framework (NPPF) clause 207 requires that the applicant should describe the significance of any heritage assets affected, including any contribution made by their setting.

The proposed garage would be located completely within the rear garden of 83 Holcombe Old Road and, consistent with the Conservation Officer's recommendations on materials, be constructed of stone and timber to remain in keeping within the Conservation Area.

Given this, the proposed would protect and enhance the character of the Conservation Area. The proposal is therefore acceptable subject to the materials condition acknowledged within the conditions of this report and complies with the NPPF and UDP Policies EN2/1, EN2/2 and EN2/3 with regard to conservation areas.

Green Belt-

The volume of the existing built structures on the site are approximately 567 cubic metres. The proposed increases the volume to approximately 614 cubic metres and this equates to around an 8% increase. The increase in the volume is modest and as the proposed is within the garden space, there would be no public views or impact on the character and openness of the Green Belt. Furthermore, the existing boundary treatment would be retained and excavating works to make the ground level lower would mean the proposed would not have more of an impact than the existing. The proposal is acceptable and complies with the NPPF and UDP Policy OL1/2 New Buildings in the Green Belt.

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 scale of the proposed is considered to be subordinate to the existing dwelling. The design is also considered to be in keeping with the existing street scene by utilising similar materials and incorporating a dual pitched roof which are characteristic of extensions and outbuildings within the area.

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-

All neighbours are sited within excess of 13m from the proposed garage, compliant with the guidance outlined within SPD 6 and therefore considered acceptable.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 25.676.12B, 25.676.13A and 25.676.11C 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 Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO 19/12/2025		DM 23/12/2025	