

DELEGATED REPORT**Report by** Amanda**Date of report:** 02/09/2026**Ref:**73394/FUL

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Registration: 03/07/2026**LDFC:** 30/07/2026**Expiry Date:** 28/08/2026**Site Visit:** 06/08/2026**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:****Adv Type:** NONE**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS**Proposal:** garage conversion; two storey side extension; rear dormer extension**Location:** 100 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS**Description**

The application property is a detached, red brick bungalow with a pitched roof dormer to the front and a flat roof dormer to the rear. The entire of the front of the site is brick paved for parking and there is planting to the front and west boundaries. There is a fence along the east side boundary. At the rear there is a small garden with fences and planting to all boundaries. There are also some trees adjacent to the boundary on land to the rear of the site.

The proposal is to convert the garage into a living area and build a two storey side extension with rear dormer extension. At the front the original garage door would be replaced with a window. The side extension would be set back from the front elevation by approximately 4.8m. It would measure 4.55m x 5.88m and would provide a utility room at ground floor and an en-suite bathroom to the first floor. The roof would be pitched.

The existing rear dormer would be extended to the west to incorporate the proposed en-suite bathroom and it would also be extended further out to the rear wall. By doing so this would extend the existing three bedrooms at the property.

Relevant Planning History

N/A

Publicity

1 neighbour notified on 08/07/2026 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

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

H2/3	Extensions and Alterations
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
PFE	Places for Everyone
NPPF	National Planning Policy Framework

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, as well as the impact on the Green Belt.

Principle (Green Belt)

Paragraph GB7 - Development which is not inappropriate in the Green Belt, of the NPPF states,

1. The following categories of development are not inappropriate in the Green Belt, and

therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances:

- a. Development which is for agriculture, horticulture and forestry, or which is solely for nature conservation, restoration and/or enhancement;
- b. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building 40. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;
- c. Limited infilling in villages lying within the Green Belt;
- d. Limited affordable housing for local community needs under policies set out in this Framework or the development plan (for instance, on a rural exception site);
- e. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;
- f. Certain other forms of development, provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These are:
 - i. Mineral extraction and processing, engineering operations, and transport, electricity network, water and telecommunications infrastructure required in a Green Belt location);
 - ii. Development brought forward under a Community Right to Build Order or Neighbourhood Development Order;
 - iii. Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - iv. The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.
- g. Development where all of the following apply:
 - i. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - ii. There is an evidenced unmet need for the type of development proposed;
 - iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework⁴²; and
 - iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.
- h. Residential or mixed-use development which would:
 - i. Be within reasonable walking distance of a well-connected station (applying the definitions in the glossary at Annex B);
 - ii. Be physically well-related to the station or the settlement within which the station is located;
 - iii. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure;
 - iv. Not prejudice any proposals for long-term comprehensive development in the same location; and
 - v. In the case of proposals for major development, comply with policy GB8.

Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages as set out under Policy OL1/3.

This is further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt which state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling. To assist in what can be considered to be disproportionate SPD 8 considers additions of up to a third (33%). However, that is not to say something larger, or smaller

than 33%, would not be supported as each case is considered on its own merits.

The Green Belt calculation provided by the agent states that the increase compared to the original volume would be 38%. This would be above the suggested 33% as stated in SPD 8. However, the site is located within an existing sub-suburban setting with various types of properties. Many of which have been previously extended. The majority of the dormer to the rear could be constructed under Permitted Development rules and as it would be an extension to the roof of the dwelling it would not decrease the amount of amenity space within the site.

The proposed side extension would be a relatively small addition to the existing dwelling and it would be built well within the residential curtilage. As such, in this instance it is considered that the proposed development would have no seriously detrimental impact on the openness of the surrounding Green Belt and as such complies with the NPPF and UDP Green Belt policy and guidance.

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 two storey side extension and rear dormer would be constructed using materials and a design that would be considered to be in keeping with the existing house.

The two storey side extension would be set well back from the front elevation of the dwelling and given there is existing planting along the front boundary it would not be openly visible from the highway in front. The design of the proposal is considered acceptable in this location.

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 -

- There are no residential properties directly to the front, rear or east of the site.
- The position of the side extension would not have any seriously detrimental impact on the existing parking arrangements within the site.
- The extension to the rear dormer would be at first floor level only and as such would not have any detrimental impact on the existing amenity space to the rear of the site.
- The extension to the existing dormer could be undertaken as Permitted Development as it would be located on the original roof. It would be the new section of the rear dormer on the side extension which would need to be assessed. The dormer would be within 7m of the rear boundary, but as the new first floor room would be a bathroom the window would be obscurely glazed and as such there would be no seriously detrimental impact in terms of privacy at the land to the rear of the site.
- As the two storey extension would be on the east side of the dwelling it would not cause any detrimental impact in terms of residential amenity at no.98 Bass Lane to the west.
- The existing rear dormer would be extended adjacent to the shared boundary with no.98. There would be no windows in the side elevation overlooking this property and as there appears to be a pergola type structure at the rear of no.98, close to the site boundary, as well as some planting it is considered that the extension to the rear dormer would not have any significantly detrimental impact on residential amenity at the rear of no.98 next door. It is also noted that the rear dormer adjacent to no.98 Bass Lane could be extended under Permitted Development rules.

Taking the above into account 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.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the front and side of the dwelling.

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 4160-01, 4160-02, 4160-03, 4160-04 and 4160-05 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 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 - 02/09/2026		HL 02.09.2026	