

DELEGATED REPORT

Report by Amanda

Date of report: 19/02/2026

Ref:72722/FUL

Uhunmwagho

Registration: 26/01/2026

LDfC: 18/02/2026

Expiry Date: 23/03/2026

Site Visit: 03/02/2026

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey side and rear extensions

Location: 454A Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ES

Description

The application relates to a two storey detached house on Whalley Road, Ramsbottom. Directly to the front is a busy main road and the site is slightly raised compared to the highway in front and there is a hedge and wall along the front boundary. At the front of the property there is a drive which would accommodate several vehicles and there is a garage attached to the side. There is a brick wall and fence along the shared boundary with no.454 Whalley Road next door.

At the rear there is a good sized patio and steps leading upto the rest of the garden area. There are open fields to the rear.

The proposal is to extend the existing garage at the front and to build a single storey rear extension. The garage would be extended 2m out to the side and it would measure the same length as the existing garage. The roof would be hipped to match the existing roof.

The rear extension would project 4.51m from the existing rear elevation and it would measure 4.28m wide. The walls would be clad with vertical timber cladding and the roof would be flat with a raised roof lantern to the centre.

Relevant Planning History

- 45493 - Outline residential development - 1 detached dwelling - Refused 23/01/2006.
- 51856 - Demolition of two garages, erection of new dwelling and replacement garage for no.454 Whalley Road - Withdrawn by Applicant 21/01/2010.
- 52233 - Demolition of two garages, erection of new dwelling in garden of 454 Whalley Road and replacement garage for no. 454 Whalley Road (Re-submission of 51856) - Approve with Conditions 01/04/2010.
- 15/0020 - Breach of condition no. 8 of planning approval 52233 - 26/01/2015.
- 02601/E - Erection of one dwelling - Enquiry completed 26/07/2021.

Publicity

2 neighbours notified on 27/01/2026 - 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

SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
OL1	Green Belt
OL1/2	New Buildings in the Green Belt
H2/3	Extensions and Alterations
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.

The main considerations of this application are the impact of the proposal on visual and residential amenity, and the impact on the openness of the surrounding Green Belt.

Principle (Green Belt)

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

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 Statement submitted with the application, concludes that the proposal would result in additions of approximately 12% volume increase to the original dwelling. The development would be built wholly within the residential curtilage of the site and the extensions would be relatively small additions to the existing dwelling. There are also other previously extended dwellings to either side of the site and along Whalley Road.

There are no specific tests on openness set out within the NPPF, and every site would be assessed on its own merits. The site is quite large and the rear extension would not project excessively beyond the rear elevations of the adjacent properties and all of the development would be within the original residential curtilage.

In this instance it is considered that the proposed development would not detrimentally affect the openness of the surrounding Green Belt and the proposal would be considered acceptable in terms of UDP Policies OL1/2, SPD 8 and the NPPF.

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 single storey rear extension would be finished with vertical timber cladding and it would have a flat roof with a raised roof lantern to the centre. It would be a fairly modern addition to the dwelling, but as it would be to the rear of the house it would not be readily visible in the public realm. As such it is considered that the rear extension would not have any significant detrimental impact on visual amenity in the area, or to the character of the existing building.

The extension to the garage at the front would be built with materials and a design that would be considered to be in keeping with the existing dwelling. 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 or rear of the site.
- The rear extension would be approximately 2m away from the shared boundary with no.456 Whalley Road and there would be no windows in the side elevation facing this property. There is an existing hedge along the boundary and a drive adjacent to the boundary at no.456. As such there would be no significant detrimental impact on residential amenity at this property.
- The rear extension would be approximately 7m away from the shared boundary with no.454 Whalley Road next door and there would be no windows in the side elevation facing this property.
- There would be over 7m from the rear of the extension to the rear boundary.
- At the front the garage extension would be directly adjacent to the shared boundary with no.454 next door. This property has a single storey side extension and three windows. One appears to be a stairwell window with a small window below. It is unclear what room this window services but it is unlikely to be a habitable room. There is also a secondary habitable room window to the side of no.454, with the principal window to this room being to the front elevation. As such it is considered that the position of the proposed garage adjacent to the secondary window would not cause any significant detrimental impact and the extension would be acceptable.

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- There would be no windows to the side elevation of the garage, adjacent to the shared boundary with no.454 Whalley Road.
- As the garage extension would be to the south side of the existing dwelling it would not have any seriously detrimental effect on residential amenity at no.456 to the north.
- The garage extension would not project forward of the existing garage. As such it is considered that it would not have any significant detrimental impact on the existing parking arrangements within the site.

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 drive at the front of the site and the garage.

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, 5, 6, 7, 8, 9, 10 and 11 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 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 - 19/02/2026		DM 19.02.2026	

