

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 19/02/2026	Ref: 72721/FUL
Registration: 12/01/2026	LDfC: 19/02/2026	Expiry Date: 09/03/2026
Site Visit: 28/01/2026	Site Notice: N/A	Press Date: N/A
Objections: 2	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side/rear extension with single storey rear extension and covered patio area

Location: 60 Bury New Road, Ramsbottom, Bury, BL0 0BY

Description

The application relates to a two storey semi-detached dwelling on the southern side of Bury New Road, Ramsbottom. A low brick wall separates the property from the pavement with an access gate to the west of the site for pedestrian and vehicular access. The side boundaries are bound by timber fencing and hedging with this boundary treatment also at the rear.

The proposal is to build a two storey side/rear extension together with a single storey rear extension and covered patio area. In terms of the two storey side/rear extension, it would project from the original side elevation of the property by approximately 3.7m and would be approximately 8m in length at ground floor and 7m at first floor to adjoin with the two storey rear element. The proposed two storey rear extension would project a further 4m to the rear. The proposed side extension would incorporate a hipped roof, set down from the existing ridge height to be a maximum of 7.9m in height with an eaves height of 5.7m with the proposed two storey rear forming a gable end approximately 7.4m to the ridge and 5.1m to the eaves (from the rear ground level).

The proposed ground floor rear extension would project 4m and would be 2m in width. It would incorporate a flat roof approximately 3.5m in height from the rear ground level at the property.

The covered patio area is proposed to be 4m x 3.5m with a flat roof covering approximately 3.5m in height. It would have a supporting wall to the eastern side projecting a maximum of 2.7m.

The surrounding area is characterised by a mix of detached and semi-detached dwellings with parking generally being off street but on street parking being common.

Amendments

Amendments were sought in order to show the relationship between the proposed canopy to the rear and the neighbouring window.

Relevant Planning History

None

Publicity

5 neighbouring properties consulted on 21/01. Two objection comments received raising the following points:

- The design and massing are disproportionate to the existing dwelling and neighbouring properties

- The proposal sets an undesirable precedent for the overdevelopment of similar plots and harms the appearance of the street scene.
- A two storey side extension risks creating a terracing effect as the visual gap that exists between the properties currently would not be maintained.
- The single storey rear extension is substantial in depth and combined with the proposed side extensions represents overdevelopment as fails to respect the scale and proportions of neighbouring dwellings.
- The design exceeds the original plot
- The proposed is close to the boundary line of the neighbouring property
- Two windows overlook the neighbour that are proposed in the two storey side extension

Statutory/Non-Statutory Consultations

None relevant.

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
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.

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 two storey side extension is considered to be inkeeping within the street scene, as there are other similar examples such as at 1 Maple Grove and 52 Bury New Road. Furthermore, the proposed side extension is considered to be subordinate by virtue of it being proposed to be set down from the existing ridge line and set back at first floor from the front elevation by approximately 0.8m and set off the side boundary by 1.2m.

The proposed rear extension and canopy would not be visible from the street scene and so would have limited impact on the visual amenity of the area.

Materials proposed are render for the new walls which would be considered acceptable given the mix of materials used in this area. Roof slates to match the existing would be used which would also be considered acceptable.

Being set off the boundary by 1.2m would ensure there is still access to the rear retained for the storage of bins on non-collection days.

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-

Neighbours to the north of the property retain 24m interface distance, compliant with that outlined within SPD 6 and therefore considered acceptable.

62 Bury New Road is the adjoining neighbour to the east. Sited away from the proposed two storey side/rear extension and single storey rear extension, there would be no impact. In terms of the proposed patio/canopy area, it would project a maximum of 4m with the supporting wall for the canopy projecting 2.7m. The proposed supporting wall would not impinge at a 45 degree angle and, given the canopy area would be an open structure from this point onwards, it would therefore not impact this window and would be considered acceptable.

58 Bury New Road is sited to the west of the application property, at a ground level approximately 1m lower. In terms of the proposed side/rear extension, there are two windows proposed to face this neighbouring property however these serve a WC and en

suite and are proposed to be obscure glazed to prevent any privacy impacts. There are no habitable windows facing the proposed in the neighbouring property. The proposed does also not impact at a 45 degree angle to any habitable windows at the neighbouring property. 58 Bury New Road also has a large rear garden, approximately 280sqm in size and so the proposal would also not provide an overshadowing impact to the private amenity space that would cause an unacceptable impact on amenity.

Neighbours to the rear are sited in excess of 48m away and therefore would not be impacted.

Parking-

The proposal would increase the number of bedrooms from 3 to 5 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The dwelling is sited within Zone 4, with SPD 11 stating that properties with 4 beds and greater needing 3 car parking spaces off road. The proposed would mean the driveway is reduced in size so only one car would be able to park off road however on street parking is common in the area with no parking restrictions and so it is not considered the proposed would have a detrimental impact on parking in the area.

Response to Objections-

The concerns raised have been discussed within the body of the report.

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 P06, P03B and P04B 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 proposed.
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.

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<u>Case Officer</u> CO 19/02/2026	<u>Date</u>	<u>Sign off Officer</u> DM 19.02.2026	<u>Date</u>
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