

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 05/12/2025	Ref: 72483/FUL
Registration: 30/10/2025	LDfC: 27/11/2025	Expiry Date: 25/12/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side extension

Location: 64 Fir Street, Ramsbottom, Bury, BL0 0BG

Description

The application relates to a two-storey end terraced dwelling with garden areas to the front and rear. The front boundary is separated from the pavement by fencing and an access gate which for both vehicular and pedestrian access. To the side of the property, there is a gate to access the rear garden.

To the rear of the property, the site slopes upwards towards the rear boundary and features a raised decking area towards the rear. There is fencing to both the side and rear boundaries.

The proposal is to build a two storey side extension on the northern side elevation of the dwelling. The proposed would project approximately 2.49m from the existing side elevation of the property at both ground and first floor and would be approximately 5.45m in length. It would incorporate hipped roofing to match the height of the existing house at both eaves and ridge height. The eaves height would be approximately 4.8m and the ridge height of the extension approximately 7.9m.

In terms of the streetscape, the area is characterised by predominantly terraced properties, with red brick and slate roofing. There are also some examples of rendering in the immediate vicinity.

Parking within the area is a mixture of on street with some properties having private driveways.

Amendments

Amendments to the proposal were sought in order to change the proposed roof to the extension from a gable end to hipped roof to remain consistent with the area. Furthermore, the side window has been proposed to be obscure glazed as noted on the amended plans as well as the front door design being amended from glazed to solid to remain consistent within the area.

Relevant Planning History

72482 - Lawful development certificate for proposed hip to gable and rear dormer - Lawful Development 25/11/2025

Publicity

5 neighbours were consulted on 05/11/2025. No comments have been received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - None relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 scale of the proposal would be considered to be subordinate to the existing dwelling by virtue of it being less than half the width of the existing dwelling. Furthermore, it would be set back from the front elevation of the dwelling by approximately 1.2m and would be set off the boundary with no 66 Fir Street by approximately 0.8m which complies with that set out within SPD 6.

The proposal being set off the boundary by 0.8m would also ensure access for bins so that these can be stored to the rear of the property on non collection days.

The materials used are proposed to be brick and tile, matching the existing material of the dwelling and remaining consistent with the street scene.

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-

In terms of the neighbour to the north, no 66 Fir Street, the neighbouring property is staggered to the east by approximately 5m. There are no habitable room windows within no 66 Fir Street that would be impinged upon at a 45 degree angle by the proposed, compliant with SPD 6. Furthermore, there are 3 glazed windows in the side elevation of no 66 Fir Street facing the proposed however as these are not habitable windows, this is also considered acceptable.

In terms of neighbours to the front and rear of the property, the proposed extension would be flush with both the existing rear and staggered front elevations of the dwelling and so there would be no further encroachment than is already existing and so there would be no further impact than existing.

The adjoining neighbour to the property is sited away from the proposed and so would not be impacted.

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 in terms of separation distance to the surrounding properties.

Parking-

The proposal would increase the number of bedrooms from 2 to 3 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The dwelling is sited within Zone 3 and therefore the parking standards for both 2 and 3 bedroom properties are the same (2 spaces). The proposed would mean the driveway is reduced in size so only one car would be able to park off road however the area is characterised by on street parking with no parking restrictions and so it is not considered the proposed would have a detrimental impact on parking in the area.

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

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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 25.3657.SC3.1A, 25.3657.SC3.2A and 25.3657.SC3.3 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>
CO 4/12/25		DM 5/12/25	