

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 06/03/2026	Ref: 72786/FUL
Registration: 28/01/2026	LDfC: 05/03/2026	Expiry Date: 25/03/2026
Site Visit: 11/02/2026	Site Notice: 11/02/2026	Press Date: 12/02/2026
Objections: 0	Con Area: HOLC	Adv Type: CA
Reason for Delay: N/A		EIA: NA Dec Level: DEL Stat Class: HOUS

Proposal: Two storey extension at side

Location: 111 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 rear garden area of the property. The rear and side boundaries are mainly characterised by hedging.

The proposal is to build a two storey side extension to the northern side of the property. The proposed would project from the original northern side elevation of the property by approximately 4m and would be 4.8m in length. It would incorporate a gable roof that would be a maximum of 6m in height, set down approximately 0.4m from the existing ridge height of the property. The eaves height of the proposed would be 4.3m to match the existing property.

Materials for the proposed are detailed on the submitted proposed plans accompanying this application and within the submitted heritage statement. The materials proposed are coursed natural watershot stone for the walls to match the existing with a natural blue slate roof. The gutters will also be timber to match the existing and square cut stone heads and cills will be used for the windows and doors. Timber frames for the windows and doors are also proposed.

The street scene is uniform in nature, with residential stone dwellings lining the eastern side with fields lining the western side of the street. Parking in the area is limited, with most properties parking in front of their houses or on small private driveways.

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

Relevant Planning History

98/33892 - SINGLE STOREY KITCHEN EXTENSION AND FIRST FLOOR EXTENSION AT REAR - Approve with Conditions 19/03/1988

61803 - Demolition of sheds/stone wall/outside toilet, removal of fence and erection of two storey extension at side - Approve with Conditions 22/09/2017

Publicity

3 neighbouring properties were consulted on 06/02/2026. A site notice was also erected on 11/02/2026 and a Press Notice published on 12/02/2026. Four comments have been received:

- It is hoped the existing parking provision will be retained as on road car parking along Holcombe Old Road can compromise the movement of essential service vehicles such as fire, police and ambulances as well as impact the bin lorries.

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- Parking on the narrow lane is problematic and essential services and daily deliveries/mail must be able to access and use the lane at both ends.
- Extending the property would encourage more cars due to there being the potential for higher occupancy and would therefore cause parking concerns.
- Specifically ambulance and fire engine, police vehicles could face hazard, particularly at night when residents have all parked up. Giving danger of life/death.
- Concern over the proposed impacting sunlight into neighbouring gardens, exacerbated due to the Sun setting prematurely beneath Holcombe Hill. This could impact plants in the garden and the neighbour's enjoyment of the garden.
- Concerns over the proposed impeding views of the area.
- Overlooking into the neighbours garden.
- It is hoped that the undertaking of the development does not involve more than essential brief periods of deliveries blocking the narrow lane.
- It is hoped that all lay down areas required for the development are strictly kept within the curtilage of the existing property boundaries only.
- Concern over the stream wall which has been often damaged and is a heritage asset.
- Highways should give professional recommendations.

Statutory/Non-Statutory Consultations

Conservation Officer - no objections. Recommended conditions relating to the materials proposed which have been acknowledged within the conditions of the report.

Public Right of Way - no objections. Recommended an informative which has been acknowledged.

Highways - no objections.

Pre-start Conditions - Agent has agreed with pre-start conditions.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN2/2	Conservation Area Control
SPD11	Parking Standards in Bury
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.

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 would be located within the side yard area of the application property and the materials proposed are consistent with the existing property. The Conservation Officer was consulted and recommended conditions based on the materials proposed, but otherwise had no objections.

Given this, the proposed would protect and enhance the character of the Conservation Area. The proposal is therefore acceptable subject to the materials conditions 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 309.9 cubic metres. The proposed increases the volume to approximately 390.7 cubic metres and this equates to around a 26% increase. The increase in the volume is modest and as the proposed is within the side yard of the site with matching materials to the existing dwelling proposed. Furthermore, the existing boundary treatment would be retained and therefore it is unlikely to have any further impact on the openness of purpose of the Green Belt.

The proposal is acceptable and complies with the NPPF and UDP Policy OL1 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 proposed side extension would be over half the width of the existing property. SPD 6 states that two storey side extensions usually should be less than half the width of the existing property. The proposed would however be set down from the existing ridge height by 0.4m, would be set back from the front elevation of the property by 0.5m and, when viewed from Holcombe Old Road, would be sited approximately 4.5m from the side boundary. Given the above, 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. Conditions have been recommended by the Conservation Officer to ensure that materials remain consistent with the host dwelling and these are acknowledged within the conditions of the report.

Access to the rear would remain for 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-

115 Holcombe Old Road is the adjoining neighbour. Sited away from the proposed, there would be no impact.

109 and 109A Holcombe Old Road are neighbours sited to the north of the application property. The proposed is sited 10m from these neighbours, with no windows proposed to face these neighbours and as such no further privacy impacts will be caused. Furthermore, the proposed is sited to the west/south-west of the gardens to these properties and therefore would be out of the natural arc of the Sun for the majority of the day leading to less of an overshadowing impact.

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 4 and therefore the parking standards for both 2 and 3 bedroom properties are the same (2 spaces). The proposed would not mean the parking provision is reduced in size and, as the proposed would not increase the parking requirements necessary to comply with SPD 11, this would be considered acceptable.

Response to Objections-

The development will be wholly contained within the curtilage of the site, concerns regarding the foundations for the development are a matter for building control.

The stream wall is sited the opposite side of the road to the proposed and as such will not be effected by the proposed.

Highways were consulted who raised no objections. The Public Right of Way Officer also raised no objections.

Any other concerns have been addressed 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 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 PW/01/01/SITE, PW/06/01/PRP, PW/05/01/PRP, PW/01/01/PRP, PW/04/01/PRP and PW/02/01/PRP 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 Physical samples of the natural slate and stone 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 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 and EN2/2 Conservation Area Control.
- 4 Details of the design, material, colour and manufacturer of the proposed windows, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. A section of the typical window reveal setback should also be submitted prior to commencement to ensure the proposed matches the original to the front.
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 and EN2/2 Conservation Area Control.
- 5 A minimum of a 1 square metre panel of external elevation of the approved development to be constructed from the approved stone on site to show the watershot coursing before the commencement of the development approved.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

<u>Case Officer</u> CO 06/03/2026	<u>Date</u>	<u>Sign off Officer</u> DM 06.03.26	<u>Date</u>
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