

DELEGATED REPORT**Report by** Amanda**Date of report:** 17/09/2026**Ref:**73445/FUL

Uhunmwagho

Registration: 28/07/2026**LDfC:** 21/08/2026**Expiry Date:** 22/09/2026**Site Visit:****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: Variation of condition 2 (approved plans) of planning permission 71134 (Demolition of garage and shed and erection of single storey side and rear extensions with white render; new glazed entrance; first floor balcony at rear with balustrade at sides/rear; privacy screen at side and first floor window to side elevation); Removal of window to front elevation

Location: 14 Ramsbottom Road, Tottington, Bury, BL8 4JS

Description

The application relates to a two storey end terrace in a short row of 4 houses. There is a small front garden area with a low stone wall and hedge. To the side of the property there is a driveway and garden area with a stone wall and planting to the front boundary. There is a detached garage to the rear of the site. As well as the detached garage there is an integral garage at the property.

At the rear of the property there is a single storey porch extension and a lean-to shed adjacent to the shared boundary with no.16 next door. The rear yard area is paved and there is an outbuilding directly to the rear of the property. The remainder of the rear garden area slopes up steeply from the house and there is open and to the rear of the site.

Planning permission was previously granted at 14 Ramsbottom Road on 31/10/2024 for a similar development. The applicant has submitted the current application in order to vary condition no.2 (approved plans) following the grant of permission ref 71134 (Demolition of garage and shed and erection of single storey side and rear extensions with white render; new glazed entrance; first floor balcony at rear with balustrade at sides / rear; privacy screen at side and first floor window to side elevation). The proposed change to the previous approval is the removal of one window from the front elevation. There are no other proposed changes to the previously approved proposal, reference 71134. An variation of condition application has been previously approved on 17/07/2026 with regards to the same works as the current variation of condition application.

The proposal is to build a single storey side/rear extension. It would have a flat roof with a balcony to the rear. The front and east side elevation at the rear would be finished with stone to match the existing dwelling and the side/rear elevations would be rendered white. the door and window frames would have brushed aluminium frames and at the rear the balcony would have a glazed balustrade with a 1.7m high obscurely glazed privacy screen to the side adjacent to the shared boundary with no.16 Ramsbottom Road.

The extension would be set back from the front elevation of the main dwelling by 4212mm and it would project 2200mm to the side. Along the west side it would measure 6613mm and across the rear it would measure 10,185mm. It would project 3000mm from the original rear elevation and the side wall would be around 291mm away from the shared boundary with no.16. The detached double garage, rear porch and shed would be demolished to build

the extension and the existing integral garage would be converted into living accommodation.

The applicant seeks permission to vary the approved plans condition to remove a window from the front elevation. The window was located in the front elevation of the proposed extension and would relate to the kitchen/dining room. The rest of the development would remain as previously approved.

Relevant Planning History

- 02213/E - Construction of 2 no. dwellings - Enquiry completed 09/11/2018
- 73483 - This decision relates to drawings numbered 102, 103, 201, 202, 403 and 404 received 26/09/2024 and drawings numbered 302 Rev B and 402 Rev C received on 15/10/2024 as modified by the email from Studio Seventeen dated 15/10/2024 and 301 Rev D, 401 D as received on 05.06.26. The development shall not be carried out except in accordance with the details 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. - ZZZ Special deleted application
- 71134 - Demolition of garage and shed and erection of single storey side and rear extensions with white render; new glazed entrance; first floor balcony at rear with balustrade at sides/rear; privacy screen at side and first floor window to side elevation - Approve with Conditions 31/10/2024
- 73293 - Variation of condition no. 2 (approved plans) following grant of planning permission 71134 (Demolition of garage and shed and erection of single storey side and rear extensions with white render; new glazed entrance; first floor balcony at rear with balustrade at sides / rear; privacy screen at side and first floor window to side elevation); removal of window from front elevation - Approve with Conditions 20/07/2026

Publicity

4 neighbours notified on 31/07/2026 - 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
H2/3	Extensions and Alterations
OL1/2	New Buildings in the Green Belt
OL7/2	West Pennine Moors
MW1/1	Areas of Search
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 its impact on the openness of the surrounding Green Belt.

Principle (Green Belt) -

The removal of the kitchen/dining room window originally proposed on the front elevation would not have any detrimental impact on the openness or character of the surrounding 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 applicant seeks permission to remove a window from the front elevation of the proposed extension. The proposed window would relate to the kitchen/dining room. The proposed removal of this window would not impact upon the character or appearance of the

proposed extension. Therefore, 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 -

The proposed window would be located on the front elevation and as such, its removal would not impact upon the amenity of the surrounding properties. There are several windows within the kitchen/dining room, which would provide adequate light.

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 and that it is no more than 3000mm on the shared boundary with no.16 Ramsbottom Road.

Parking -

The proposed development would not impact upon the parking arrangements previously approved.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must begin no later than three years of the original approved application reference 71134 dated 31/10/2024.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 301, 302 Rev B and 401 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 be stone finish to the front elevation and east side elevation at the rear to match the existing dwelling, white render to the side/rear elevations and brushed aluminium frames to the doors and windows as noted on the proposed drawings.
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.
- 4 Before the first occupation of the balcony hereby permitted an obscurely glazed privacy screen measuring 1.7m high from floor level shall be installed to the east side of the balcony shall be installed and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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> AU - 17/09/2026	<u>Date</u>	<u>Sign off Officer</u> DM 18/09/2026	<u>Date</u>
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