

DELEGATED REPORT

Report by Tom Beirne	Date of report: 22/12/2025	Ref: 72400/FUL
Registration: 24/11/2025	LDfC: 19/12/2025	Expiry Date: 19/01/2026
Site Visit: 22/12/2025	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: First floor extension at side / rear; partial render to elevations

Location: Meadow Nook Farm, Turton Road, Tottington, Bury, BL8 3QE

Description

The application relates to a two storey detached, stone built farmhouse on the north side of Turton Road. The property has two storey and single storey outriggers on the side and rear and a flat roof two storey extension on the rear/ north side.

The proposal involves adding a first floor extension above the existing flat roof extension, linking in to the existing two storey flat roof outrigger. The extension would project out just over 2m and run across 3.7. The extension would carry the flat roof over at the same height and the replace the hanging tiles with render.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 28/11/2025. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

OL1	Green Belt
JP-G9	The Green Belt
OL5/2	Development in River Valleys

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 and Green Belt - The proposed extension is very modest in size and would not appear prominent on the existing house and set back behind the existing outrigger, would not be out of keeping within the existing streetscape. The flat roof is not ideal but, linking into the existing flat roof outrigger, would be in keeping with the appearance of the house. With regard to the green belt, the proposed extension, being so modest, would not have a significant impact on the openness or character of the green belt.

The proposed extension would be acceptable in terms of design and size and would comply with UDP Policies H2/3 and OL1/2 with regard to extensions and Green Belt.

Residential amenity - There are no neighbours within the immediate vicinity that would be impacted by the proposal. As such the proposal complies with UDP Policies H2/3 and OL1/2 with regard to extensions and Green Belt.

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

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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 25-07-01, 02, 03, 05, 06, 07 and 25.07.03-02A (existing and proposed) 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	22/12/2025	DM	22/12/2025