

DELEGATED REPORT

Report by Amanda

Date of report: 29/09/2025

Ref:72255/FUL

Uhunmwagho

Registration: 04/08/2025

LDfC: 23/09/2025

Expiry Date: 29/09/2025

Site Visit: 19/09/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: First floor extensions at front and rear; External alterations to include render and cladding to external elevations

Location: 2 Kimble Close, Tottington, Bury, BL8 4QQ

Description

The application relates to a two storey previously extended detached house with gardens to the front and rear of the dwelling. There is a garage to the front of the dwelling with parking for at least three vehicles on the drive way. There is a small garden area to the front as well. Access to the rear is via a path at the side of the property.

At the rear there is a large garden with fences and planting to all boundaries. There is a conservatory on the rear of the dwelling with a patio area to the rear.

The proposal is to build first floor extensions to the front and rear of the existing property as well as external alterations to include render and cladding to the external elevations. At the front the extension would project around 2.47m forward of the existing front elevation and it would measure 5.02m wide. The roof would be pitched and there would be windows to the front and side elevations. The extension would provide extra room to an existing bedroom and an en-suite shower room. The roof would be pitched and the elevations would be cladded with grey slatted ecoscape cladding.

The rear extension would measure around 3.91m x 9.23m and it would be built directly above the existing conservatory. It would provide an extension to an existing bedroom and one further bedroom. There would be windows to the rear elevation only and the roof would be pitched over both windows. The walls would be rendered in an off-white colour.

All elevations would be rendered with off-white coloured render and there would be an area of cladding to the ground floor front elevation as well. The existing garage is to be partially converted into a utility room with storage to the front. The existing garage door would remain in place.

Relevant Planning History

N/A

Publicity

8 neighbours notified on 01/09/2025 - 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
H2/3	Extensions and Alterations
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.

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.

There are a number of different styles of property in the local area with different finished materials. As such the proposed render and cladding to the property would not appear out of character in this area and the design of the extension would remain similar to others in the area. The design of the proposal is considered acceptable in this location.

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 -

- There would be sufficient separation distances from the extended property to neighbouring properties to the front and the rear of the site.
- The site is directly to the south of no.4 Kimble Close, as such any development may have a detrimental impact on the path of the sunlight to that property. Given the front elevation of no.4 is set back from the front elevation of the application property and it is angled away from the north side elevation it is considered that the proposed first floor front extension would not have any significant detrimental impact on residential amenity at that property.
- The first floor front extension would be an acceptable distance from the front boundary in terms of SPD 6 and it would not interfere with the existing parking arrangements within the site.
- There would be one new side window to the front extension. As this would be to an en-suite shower room it would be obscurely glazed. A condition would be added to the decision to ensure that this window would remain obscurely glazed at all times in the future.
- At the rear the first floor extension would be built directly above the existing single storey extension. As the distance to the rear boundary would be over 7m it is considered that the distance to properties at the rear would be acceptable in terms of SPD 6.
- There would be no windows to either side elevation of the rear extension and as the extension would be built directly above the existing rear extension the paths to both sides of the property would remain as they are currently.
- At no.4 Kimble Close there are two obscure glazed first floor windows closest to the shared boundary and a non-habitable window and door at ground floor level. As such the proposed first floor rear extension would not have any significant detrimental impact on residential amenity at this property.
- No.28 Hunt Fold Drive to the south of the site is also a two storey detached house which has been extended. At the rear there is a single storey extension and a two storey side extension. As the extension would project less than 3m past the rear elevation of the two storey extension at this property and it would be built away from the shared boundary it is considered that there would not be any seriously detrimental effect on residential amenity at this particular property.
- The garage could be converted without the need for prior planning permission and as there would still be at least three parking spaces remaining at the front of the site it would not have any significant detrimental impact in terms of parking within the site.

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 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. Although one parking space would be lost due to the conversion of the garage the site as existing has an area at the front for parking upto 3 vehicles and this would remain following the property being extended. There are no parking restrictions to the adjacent highway. The area has public transport nearby. In this instance then the parking arrangements are considered sufficient.

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 TDS-25-196-01, TDS-25-196-02, TDS-25-196-03, TDS-25-196-04, TDS-25-196-05 and TDS-25-196-06 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 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.
- 3 The external finishing materials for the proposal hereby approved shall be roof to match those of the existing building, off-white render to all elevations with grey (Argent) slatted ecoscape cladding to the front and side elevations, and anthracite grey window and doors.
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>
AU - 29/09/2025		HL - 29/09/2025	