

DELEGATED REPORT

Report by Amanda

Date of report: 13/10/2025

Ref:72316/FUL

Uhunmwagho

Registration: 20/08/2025

LDFC: 01/10/2025

Expiry Date: 15/10/2025

Site Visit:

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: Single storey front extension with alterations to existing garage and new door to side elevation

Location: 24 Carr Bank Avenue, Ramsbottom, Bury, BL0 9DW

Description

The application relates to a semi-detached property with dormers to the front and rear of the roof. It has a single storey extension to the rear. At the front there is a hedge along the front boundary as well as the shared boundary with no.22 Carr Bank Avenue (attached) and there is a fence along the opposite boundary. There is a driveway to the front of the property with a lawned garden adjacent.

The proposal is to build a single storey extension to the front with internal alterations to the existing garage. There would be a new door installed on the side elevation and the existing windows on the dwelling are to be replaced with white upvc frames. The extension would provide an extended hallway, a ground floor shower/utility room and the front half of the garage would become a store.

The extension would project 1500mm forward of the existing extension and it would measure 5007.5mm wide. The roof would be pitched and to the front there would be a garage door to the store and the front door to the dwelling. The new side door would provide access into the property via the new shower/utility room.

Relevant Planning History

45159 - Rear dormer extension and conservatory to rear elevation - Approve with Conditions 18/10/2005

03082/E - Garage conversion - Withdrawn by Applicant 27/05/2025

72314 - Proposed Single Storey Front Extension - ZZZ Special deleted application 08/09/2025

Publicity

4 neighbours notified on 10/09/2025 - 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.

The proposed extension would be built with materials and a design that would be considered to be in keeping with the existing building, as well as being similar to other front extensions along Carr Bank Avenue. The position of the new access door to the side elevation and the replacement windows to the original dwelling would not have any significant detrimental impact on the character of the existing streetscene. As such it is considered that 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 -

- As the extension would be to the front of the dwelling there would be no detrimental impact on properties to the rear of the site.
- The new side door could most likely be installed without the need for planning permission and given that it would face the blank side elevation of no.26 next door there would be no significant detrimental impact on residential amenity at this property due to the position of the new door.
- The extension would project forward of no.26 next door but given it would be adjacent to the driveway at this property, and the front of the dwellings face north it is considered that the proposed extension would not cause any seriously detrimental effect on residential amenity at no.26 Carr Bank Avenue.
- The separation distance from the side elevation to the shared boundary with no.22 Carr Bank Avenue would be sufficient enough not to cause any significant detrimental impact on residential amenity at that property.
- The extension would be set well back from the front boundary and there would be just over 7000mm of drive length remaining to the front of the property. This would be acceptable in terms of the requirements set out in SPD 6.
- The proposed site plan appears to show that part of the front garden would be replaced with hardstanding. This is not part of the proposal and as it appears to be less than 5m² this part of the development could be undertaken as permitted development.

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 not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the front of the site.

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 and TDS-25-196-04 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 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 match those of the existing building, the existing windows would be replaced with white upvc and the upvc fascia boards would match the window colour.
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 - 13/10/2025		DM - 13/10/2025	