

DELEGATED REPORT

Report by Amanda

Date of report: 16/10/2025

Ref:72241/FUL

Uhunmwagho

Registration: 26/08/2025

LDFC: 23/09/2025

Expiry Date: 21/10/2025

Site Visit: 16/09/2025

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: First floor extension over existing storage area

Location: Woodhey Farm, Woodhey Road, Ramsbottom, Bury, BL0 9RD

Description

The application site is a large site with gated access from Woodhey Road to the north east. It is situated on the edge of the designated Green Belt but the actual site is not within the Green Belt. There are several buildings on the site including a large two storey stone dwelling, single storey holiday let buildings, a large barn type building and a stone detached garage with annex above opposite the front of the main dwelling. There is a large area of hardstanding to the front of the garage and dwelling providing on site parking for multiple vehicles. To the south east side of the site there is a tennis court. There are open fields surrounding the site, a woodland area to the south east with other residential properties to the west.

The proposal is to build a first floor extension above an existing utility and storage area. It would be built over the same footprint as the existing ground floor and the height would be increased by around 2.5m. The roof would be pitched and set down from the ridge of the main dwelling by around 350mm. It would be built with materials to match the existing dwelling and would provide a new dressing room and bathroom. There would be two windows to the front elevation and three rooflights to the rear.

Relevant Planning History

54822 - Variation of conditions. New conditions to read No. 3. The occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in aquaponics and/or agriculture. No. 5. The agricultural buildings hereby approved shall be used exclusively for aquaponics and/or agriculture. - Approve with Conditions 21/03/2012
56580 - Siting of 8 no. modular growth containers with solar panels on hard standing - Withdrawn - Invalid 11/11/2013
59500 - First floor extension - Approve with Conditions 11/01/2016
62826 - First floor extension with external staircase to existing single storey detached garage to form residential annex - Approve with Conditions 16/07/2018
66521 - Erection of orangery extension - Approve with Conditions 27/05/2021
08/0147 - Erection of two storey dwelling - 29/01/2009
18/0180 - Running car valeting business from home - 01/08/2018

Publicity

two 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.

The extension would be built with materials and a design that would be considered to be in keeping with the existing building and as the ridge would be set down from the ridge of the main part of the dwelling it would remain subservient to the rest of the property. 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 is a residential property to the rear of the site but the extension wouldn't face directly towards that property. In addition there would only be three rooflights to the rear of the extension. As such the separation distance from the extension to the closest property at the rear would be considered acceptable in terms of SPD 6.
- Any views from the front windows would be over the applicant's land only.
- The plans show the extension would be built wholly within the residential curtilage of the site.
- The position of the extension would not have any detrimental impact on parking arrangements 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 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 AB03/0725/01, AB03/0725/02 Rev B

and AB03/0725/03 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.

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 - 16/10/2025		HL - 16/10/2025	