

DELEGATED REPORT

Report by Jane Langan	Date of report: 21/10/2025	Ref: 72193/FUL
Registration: 18/07/2025	LDFC: 17/10/2025	Expiry Date: 12/09/2025
Site Visit: 20/08/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey extensions to both sides; Front porch

Location: 2 Holbeach Close, Bury, BL8 1XA

Description

The property is a two storey brick built detached house located on a corner plot. It has a single storey section to the front that forms an entrance hall and garage and there is a drive and garden to the front. To the rear of the garage is a conservatory which runs up to the main rear elevation. There is a fenced side and rear garden and, where adjacent the public footpath, the fencing is set back with some planting to the boundary.

The application includes the removal of the single storey section to the front/side and the conservatory. The property would be extended two storey each side which would see an increase in width of 3.29m at ground floor and 5.89m at first floor. The front elevation would have a gable each side each projecting 0.4m deeper and for 4m across. Between the gables would be an entrance porch projecting 0.9m deeper. The extensions would form a larger kitchen/dining area, office, utility, wc and store. At first floor would be an additional bedroom, ensuite and office. Certificate B has been completed and Notice No.1 served as the applicant is purchasing the property.

Relevant Planning History

None.

Publicity

Surrounding neighbours were notified by letter on 11/08/25 and a further 10 day letter was sent on 07/10/25 in respect of design changes. One anonymous letter has been received. The comments in summary are :-

- Concerned reducing 4 parking spaces to 3. Lead to overspill parking on surrounding streets worsening safety for pedestrians and road users.
- Current occupiers have 4 cars plus there may be visitors.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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.

Visual amenity and design - The criteria set out within SPD6 for extensions on corner plots is that they should not cover more than half the available width or leave a minimum 2m gap between the extension and the public footpath in order that they do not have a harmful impact on the street scene. In this case there would be 2.28 - 2m and the landscaped strip along the side would be retained.

The proposal would see extensions to both sides of the property with the roof a hipped design and front gables to either side. The walls would be finished in off white render with brick quoin detail to the corner of each wall. The roof would be tiled to match the existing colour. The front porch would have a central dual pitched roof with a monopitch linking to

each front gable. The scheme has been revised from the original submission to add the front gables which would be an improvement from the previous flush frontage. It would result in a development in keeping with the style of other extended properties in the area and where there is a mix of materials including brick and render.

The proposal is considered acceptable and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would increase the number of bedrooms from 4 to 5 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide 3 parking spaces. With the removal of the existing single storey at the front the drive would be increased to 6.2m in length. The existing drop kerb would be retained and the drive area widened and surfaced in porous materials. It would allow for 3 parking spaces and therefore the parking arrangements are sufficient.

Residential amenity - To the side to the neighbouring No.4 the proposed two storey extension would be flush to the level of the existing rear elevation and to the front project at only 0.4m deeper than the existing main two storey of the site and the proposal would see the single storey at the front removed. The side elevation to No.4 is blank wall and the proposal would have only a door into the utility.

To the rear there would be in excess of 7m to the boundary with the garden of 18 Holbeach Close and the property as existing has habitable room windows facing the boundary.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

Response to comments

The initial submission included a parking plan indicative of 4 spaces. The revised design shortens the new drive from 6.7m to 6.2m in length which is sufficient. The drive accommodates at least 3 spaces whilst retaining an area of soft landscaping and as noted in the above report this complies with SPD11 parking standards. On street parking is outside planning control.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 Existing Site Plan TDS-24-196-01, Existing Plans TDS-25-196-02, Existing Elevations TDS-25-196-2.5, Proposed

Plans TDS-25-196-04 revised plan received 07/10/25, Proposed Elevations
TDS-25-196-4.5 Revised plan received 07/10/25, Existing and Proposed Parking
Plan TDS-24-196-08 Revised plan received 08/10/25, Proposed Site Plan
TDS-24-196-03 revised plan received 08/10/25 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>
JL	21/10/25	HP - 21/10/2025	