

DELEGATED REPORT

Report by Helen Pressley	Date of report: 20/10/2025	Ref: 71598/FUL
Registration: 08/07/2025	LDfC: 17/10/2025	Expiry Date: 02/09/2025
Site Visit: 13/10/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Reconfiguration/extensions of the dwelling to include two storey front and side extensions and first floor rear extension; replacement garage.

Location: The Gatehouse, Woodhill Road, Bury, BL8 1BN

Description

The site relates to a two storey, "L" shaped, detached dwelling, which is located on a large plot. The dwelling is located in the back half of the site and there is a large detached garage located at the side. There is a large garden to the front, which includes the driveway and there is a brick wall along the frontage with Woodhill Road. There is a smaller garden to the rear.

There are residential properties to the south and west of the site and open fields, which are in the Green Belt, to the north and east.

Planning permission has been refused and dismissed at appeal for the demolition and replacement of 1 dwelling.

Planning permission is sought for a number of alterations to the existing dwelling including two storey front extensions that would project approximately 1810mm beyond the existing principal front elevation of the dwelling and would involve infilling the "L" footprint of the dwelling at the front. Two storey side extensions that projects approximately 1405mm metres to the side of the existing dwelling and a first floor rear extension above the existing rear conservatory extension are also proposed.

Permission is also sought for a replacement garage, creating a triple garage at ground floor with hobby room/office located within the roof space of the garage.

Relevant Planning History

68799 - Partial demolition and replacement of 1 no. dwelling - 05/12/2023

67701 - Two storey extension at front, side and rear with balcony at front/side: Increase in height of roof - Refused 17/01/2022

68799 - Partial demolition and replacement of 1 no. dwelling - Refused 05/12/2022

69706 - Partial demolition and replacement of 1 no. dwelling - Refused 26/07/2023

Publicity

Neighbour letters sent 17th July 2025.

Following receipt of amended plans further neighbour letters sent 7th October 2025.

No representations received.

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

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

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.

As confirmed by the appeal APP/T4210/W/23/3323153 the existing property is a large, two storey detached dwelling. It does not share design or layout characteristics of surrounding properties, which are predominantly modest semi-detached and terraced dwelling set in small plots. The existing dwelling is of no particular architectural merit.

The proposal seeks to consolidate a number of ad hoc additions to the property, that has been extended at various scales and styles over a number of years. The infilling and extensions to the front and side of the dwelling, would change the footprint of the dwelling from an L shape, squaring off the overall footprint but with 3no. projecting gables to the front. The full height glazing to the front of the dwelling and the introduction of feature gables creates a sense of focus whilst the new hipped roof over the existing dwelling and proposed extensions creates a sense of uniformity that is lacking in the existing dwelling.

The proposed windows and doors are considered to be suitably aligned. The use of render at ground floor would be a modern interpretation of the existing rough render finish of the existing dwelling, and the composite cladding, graphite windows and grey tiles would complement this. A suitable area of residential amenity space would be retained for the property.

Unlike the previous proposals at the site, whilst the proposed extensions are large, and little would be retained in relation to the existing dwelling in terms of character many of the existing external and internal walls would be retained and as such it is considered that the proposal would constitute an extension or alteration to an existing dwelling house rather than a new dwelling.

Whilst SPD 6 seeks to prevent outbuildings to the front of dwellings, due to their impact on the streetscene, the proposed replacement garage would be sited in a similar position to the existing garage and as such is considered to be acceptable in principle. As with the dwelling it would appear that this garage building has been extended over time, with differing roof slopes and heights. As such the replacement garage would constitute an improvement in terms of design. The proposed garage would be single storey in height but with accommodation within the roof space to accommodate ancillary office or hobby room use. The proposed garage would be finished in facing brick work which would replicate the building materials of properties within the wider street scene. The site is also well screened with extensive hedging along the front boundary.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- Proposed side first floor bedroom window would be located approximately 13 metres from the directly facing side boundary exceeding the 7 metres required by SPD 6.
- Existing first floor rear windows would be retained as existing. Additional first floor rear window would relate to a non-habitable room (ensuite) and as such aspects not applied.
- Proposed front windows would be located approximately 26 metres from the front boundary exceeding the 7 metres required by SPD 6.
- Proposed ground floor windows would be screened by existing boundary treatments.
- No dwellings located directly to the rear of the site.
- Proposed two storey side extension would be located approximately 22 metres from the

- rear elevation of no. 113 Canterbury Drive exceeding the 13 metres required by SPD 6.
- Proposed garage would be sited in a similar position to the existing garage but sited 1metre off the shared boundary with No. 89 Woodhill Drive, and No. 113 Canterbury Drive. Garage would be offset from the principal rear elevation of No. 113 Canterbury Drive, and side elevation of No. 89 Woodhill Drive. Whilst the proposed garage would be taller given these relationships it is not considered that the proposed garage would be unduly overbearing.
- Proposed front garage doors would face towards the existing driveway and proposed side gable of the dwelling.
- Proposed side garage door would face towards the side garden of the property.
- Rooflights within the proposed garage would be located on the front elevation preventing any undue overlooking.
- The proposal would lead to the reduction of the number of bedrooms at the site - with a reconfiguration of the internal layout to provide dressing areas, and ensuites at first floor.

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:

- 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.
- This decision relates to drawings numbered Revised plans 0.01, 0.3a, 0.04, 0.05 received 2nd October 2025 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>
HP 20/10/2025		HL - 23/10/2025	