

DELEGATED REPORT

Report by Helen Pressley	Date of report: 19/03/2026	Ref: 72812/FUL
Registration: 12/02/2026	LDfC: 06/03/2026	Expiry Date: 09/04/2026
Site Visit: 18/03/2026	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/single storey rear extension

Location: 11 Spruce Crescent, Bury, BL9 6QW

Description

The application relates to a two storey, detached dwelling located on Spruce Crescent. The dwelling has a garden, driveway and single storey garage to the rear.

Planning permission is sought for a part two, part single storey rear extension. The proposed extensions would project approximately 2475 mm beyond the existing rear elevation of the dwelling.

Relevant Planning History

None

Publicity

Letters sent to neighbouring properties 13/02/2026.

1 comment received in relation to:

- Respect right to extend but concerned in relation to impact of construction - lack of parking, potential blocking of driveways, noise and disturbance.
- Asks for conditions to limit working hours from 8am - 6pm and no bank holiday or weekend activity.

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.

The proposed two storey rear extension would have a pitched, gable roof replicating the shape and design of the host property. It is acknowledged that the proposal would increase the gable wall adjacent to the highway in terms of depth however the proposed extension would have a lower ridge height than the main dwelling giving the impression of subservience. The proposed flat roof single storey element would be largely screened from views due to the proposed two storey element.

The proposed windows are considered to be suitably aligned, and the use of matching facing brick work is appropriate. It is considered that the proposed extension would not overwhelm the dwelling or result in over development of the associated residential amenity space.

It is considered that the proposal would not have a detrimental impact on the streetscene,

or dwelling and would therefore comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

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

- The proposed first floor rear bedroom window would be located approximately 7.5 metres from the directly facing boundary (taken to the edge of the rear driveway) complying with aspect standards.
- The proposed first floor rear bedroom window would be located approximately 13.5 metres from the two storey side elevation of No. 9 Spruce Crescent preventing this property from having an overbearing impact.
- The proposed first floor rear bedroom window would face towards a blank side wall, and open driveway/front garden of No. 9 Spruce Crescent and therefore no undue overlooking is foreseen.
- The proposed rear ground floor window would be screened by the existing rear boundary fence.
- The proposed ground floor extension would not project more than 3 metres beyond the rear of No. 15 Spruce Crescent.
- The proposed two storey rear extension would not impact on a 45 degree line as taken from the nearest ground floor rear habitable room window of No. 15 Spruce Crescent.
- There are no proposed side windows within the extension. A new first floor side window is proposed within the side gable facing towards the road which would relate to a bathroom. As this is a non-habitable room aspects have not been applied.
- The proposal would not result in the increase in the number of bedrooms at the property.

Response to representations

Whilst acknowledged there is likely to be some disturbance during the construction of the extension, this would also exist should the applicant seek to extend their property under permitted development rights (not needing planning permission) or any other maintenance of their home that may be required.

The LPA can not add conditions restricting working hours as this is dealt with under the Control of Pollution Act 1974. An informative has been added in relation to this.

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 01, 02, 03, 04, 05 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.

DELEGATED REPORT

- 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>
HP 19/03/2026			