

DELEGATED REPORT

Report by Helen Leach	Date of report: 19/03/2026	Ref: 72909/LDCP
Registration: 27/02/2026	LDfC: 01/04/2026	Expiry Date: 24/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed single storey rear extension

Location: 868 Burnley Road, Bury, BL9 5JY

Description

Lawful development certificate for a proposed single storey rear extension (projecting 3.5 metres) to a detached dwelling, which is constructed from red brick and render with a tile roof.

Relevant Planning History

44555 - Residential development - 1 detached dwelling at 868 Burnley Road, Bury.
Approved with conditions - 31 August 2005.

44564 - Single storey rear extension at 868 Burnley Road, Bury. Approved with conditions - 4 July 2005.

Publicity

None required.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant.

Development Plan and Policies

Issues and Analysis

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The proposal would not extend beyond the rear wall of the original dwelling by more than than four metres.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres.

DELEGATED REPORT

The height to the eaves would not exceed three metres.

Planning permission was granted for a single storey rear extension in 2005 but a site visit has confirmed that this proposal was not implemented.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Recommendation: LAWFUL

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 19/03/2026			