

DELEGATED REPORT

Report by Jane Langan	Date of report: 20/05/2026	Ref: 73170/NON
Registration: 05/05/2026	LDFC:	Expiry Date: 02/06/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Non-material amendment following grant of planning permission 72489 (Single storey extension at side/rear and front porch infill extension with external alterations): To change the front elevation area surrounding the front door/small window, from brickwork to render to match the proposed render in other locations; reduction in window and door size on rear elevation

Location: 15 Garstang Drive, Bury, BL8 2JS

Description

The property is a detached bungalow with integral garage and a drive and garden to the front. Paths to each side lead round to a fenced rear garden and there is open land beyond the rear boundary.

The application is for a non material amendment to approval 72489 for a single storey extension at side/rear and front porch infill extension with external alterations. The front porch infill was to be in brickwork and this will now be in render to match that to the other rendered areas. The windows and glazed doors to the rear elevation would be reduced in size.

Relevant Planning History

72489 - Single storey extension at side/rear and front porch infill extension with external alterations - AC 05/12/2025

Publicity

None.

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.

Issues

The amendment to render the porch infill would see the front elevation fully rendered. The area of proposed brickwork was not a large area and the amendment would not make any significant difference to the originally approved frontage. To the rear the reduction in the size of the glazing would be a minor alteration. The revisions would not significantly alter the approved scheme in terms of the design of the extensions or adversely impact on the amenity of the adjacent neighbouring properties. The changes are then acceptable as a non material amendment.

Recommendation: Approve

Conditions and Reasons:

The proposed amendment to change the front elevation area surrounding the front door/small window, from brickwork to render to match the proposed render in other locations; reduction in window and door size to the rear elevation as detailed in the application and on plan TDS-25-196-04 will not impact adversely on the character of the property or the residential amenity of the neighbours. The amendment will accord with UDP Policy H2/3 - Alterations and Extensions to Residential Properties and the associated Supplementary Planning Document 6 - Extensions and Alterations to Residential Properties and the originally approved scheme reference 72489 and as such can be treated as a non-material minor amendment to the approved plans.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	20/05/26	DM	22.05.2026