

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 06/05/2026	Ref: 72961/FUL
Registration: 13/03/2026	LDfC: 06/05/2026	Expiry Date: 08/05/2026
Site Visit: 15/04/2026	Site Notice: 15/04/2026	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: Single storey rear extension; Single storey side extension to form link to existing detached garage with part conversion to living accommodation and rising of roof ridge height

Location: 60 Bolton Road, Tottington, Bury, BL8 4JA

Description

The proposal relates to a two storey semi-detached dwelling on the northern side of Bolton Road. The front elevation of the property is separated from the pavement by a paved driveway, together with a low brick wall with gaps for both pedestrian and vehicular access. Access to the rear garden is gained through an access located on the eastern elevation of the property, with the boundaries to the rear garden being formed by hedging.

The proposal is to build a single storey rear extension together with a single storey side extension to form a link to the existing detached garage with the part conversion to living accommodation and raising of the roof ridge height of the garage.

The proposed single storey rear extension would project a maximum of 2.8m from the rear elevation of the property (towards the western side). It would span 8.1m across the width of the property and would incorporate a flat roof including roof lanterns, a maximum of 3.2m in height.

The proposed single storey side extension, to form the link extension, would project 4.2m from the existing eastern side elevation of the property and would be 3.3m in length. It would also incorporate a flat roof with roof lanterns a maximum of 3.2m in height.

The existing garage would be raised in height by approximately 0.1m, with a door in the rear elevation of the garage bricked up to match the existing materials, and a new window proposed.

Parking within the area is predominantly off road, although some parking along the street is common.

The site is located within the Green Belt.

Relevant Planning History

89/23310 - DETACHED DOUBLE GARAGE AT SIDE - Approve 20/09/1989

55866 - Change of Use from agricultural to residential garden (Retrospective) - Withdrawn - Invalid 11/01/2013

12/0511 - Creation of a hard-standing - 01/03/2013

Publicity

3 neighbouring properties were consulted on 27/03/2026. A site notice was erected on 15/04/2026. No comments or observations have been received.

Statutory/Non-Statutory Consultations

None relevant

Pre-start Conditions - Not relevant

Development Plan and Policies

OL1	Green Belt
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H2/3	Extensions and Alterations
NPPF	National Planning Policy Framework
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.

Green Belt

The volume of the existing built structures on the site are 378 cubic metres. The proposed increases the volume to approximately 427 cubic metres and this equates to around an 18.8% increase. The increase in the volume is modest and the proposed is sited within the curtilage of the site with matching materials to the existing dwelling proposed. Furthermore, the existing boundary treatment would be retained and therefore it is unlikely to have any further impact on the openness of purpose of the Green Belt.

The proposal is acceptable and complies with the NPPF and UDP Policy OL1 Green Belt.

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 rear extension would be sited out of view from the street scene and therefore is unlikely to have any impact on the visual amenity of the area.

The proposed side extension would incorporate a flat roof. Although not usually favoured, flat roofing has been used for the existing two storey side extension at the property. The proposed side extension is also only single storey. Materials proposed are also to be consistent to that of the host dwelling. Given this, it is not considered the proposed would appear out of character with the host dwelling and as such would not impact the visual amenity.

The proposed raising of the garage roof would only be minor, amounting to approximately 0.1m. This would not lead to the garage looking visually dominant, and the roof would still sit below that of the existing dwelling. Any further alterations to the garage are sited out of view from the street scene.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity

SPD 6 provides guidance on aspect standards between residential dwellings.

62 Bolton Road is the adjoining neighbour to the west. SPD 6 states that single storey rear extensions projecting less than 3m are usually considered acceptable. The proposed would project a maximum of only 2.8m from the rear and therefore would be considered acceptable. Sited away from the other proposals, there would be no impact.

Properties to the front retain over 40m interface distance, compliant with the guidance within SPD 6.

Parking

SPD 11 provides the parking standards for developments within the borough.

The proposal would mean that the existing garage is lost, and therefore parking provision at

the property would reduce. Despite this, the property would still have enough off road parking space for at least 2 cars. Parking on street in the area is also unrestricted and common, and the site is sustainably linked, being within 100m of bus transport routes.

Given this, it is considered the parking provision is considered acceptable.

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 TDS-25-196-08 Rev /, TDS-25-196-03 Rev /, TDS-25-196-04 Rev / and PP-14776450v1 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.
- 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>
CO 06.05.2026		DM 06.05.2026	