

DELEGATED REPORT

Report by Amanda

Date of report: 24/12/2025

Ref:72458/FUL

Uhunmwagho

Registration: 03/11/2025

LDfC: 05/12/2025

Expiry Date: 29/12/2025

Site Visit: 13/11/2025

Site Notice: N/A

Press Date: 13/11/2025

Objections: 0

Con Area: HOLC

Adv Type: CA

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Installation of wall mounted EV charging pod to front elevation

Location: 29 Park Road, Ramsbottom, Bury, BL0 9RZ

Description

The application relates to a two-storey, mid-terrace property within the Holcombe Village conservation area. Park Road is an unadopted road consisting of 11 properties along the south side of the road. The houses have small gardens to the front and parking is to the road in front. The site is not located within the Green Belt, but Green Belt land does lie to the north and west of Park Road.

The proposal is to install an electric vehicle (EV) charger to the front elevation of the property. It would measure 140mm x 230mm and it would project around 100mm from the front elevation. The unit would be fixed to the front elevation wall in between the front door and ground floor window.

Relevant Planning History

N/A

Publicity

2 neighbours notified on 05/11/2025 - No objections.

Press advert - 05/11/2025.

Site notice erected - 13/11/2025.

Statutory/Non-Statutory Consultations

Conservation Officer - No objections to the proposal.

Traffic Section - Comments received. Informative to be added to the decision.

Public Rights of Way Officer - No objections received.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

EN2/1 Character of Conservation Areas

EN2/2 Conservation Area Control

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity as well as the impact on the surrounding conservation area.

Impact on the conservation area and visual amenity -

The application site is within the Holcombe Village Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 210 of the National Planning Policy Framework (NPPF) states that in

determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the National Planning Policy Framework (NPPF) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 216 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The EV charger would be installed on the front elevation of the dwelling, between the front door and ground floor window. It is a relatively small unit which would project around 100mm from the front wall. Given that the unit is a small addition to the front of the property, which could be removed in the future it is considered that it would not cause any harm to the character and appearance of the conservation area, or to the character of the streetscape in general. It is also noted that the conservation officer has no objections to the proposal.

Taking the above into account it is considered that the proposal conforms to Bury UDP Policies H2/3 - Extensions and Alterations, EN2/1 – Character of Conservation Areas, EN2/2 – Conservation Area Control, paragraphs 210, 215 and 216 of the National Planning Policy Framework 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 -

The proposed EV unit would be attached to the front elevation of the property, and the charging lead would extend across the applicant's own garden only, to where the vehicle would be parked in front of the site.

There is no formal footpath along Park Road and it is noted that homeowners on this road park directly in front of the houses, as close to the front boundary walls as possible, in order to leave space on the opposite side of the road for passing pedestrians and vehicles. As such the cable leading from the front garden to the applicant's car would not trail across a public walkway or the road in front.

Taking the above into account the proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

Impact on the highway/public footpath -

Park Road is an unadopted road with no formal pedestrian footpath. The highways officer and public rights of way officer were consulted.

The public rights of way officer was consulted due to there being a registered footpath (ref 25RAM) at the top of Park Road. As the site is some distance from the entrance to the footpath it is considered that the development would not have any significant detrimental impact on access to the footpath to the northwest of the site. The public rights of way officer has not objected to the proposal.

With regards to highways, the charging cable would extend over the front boundary of the site on to the highway where the applicant's vehicle would be parked directly in front of the site. There is no pavement along Park Road and the applicant's vehicle would be parked very close to the front boundary of the site, as are neighbouring vehicles along the road. Given the close proximity a vehicle would be parked in front of the site pedestrians would not be able to walk along the side of the vehicle where the charger would be fixed. As such it is highly unlikely that the charging cable would cause any significant detrimental impact on the highway in front, for pedestrians or vehicle users.

With regards to Highways, there are concerns where electric vehicle charger cables would run over an area of highway, which could be a trip hazard, but as assessed in the residential amenity section of the report the applicant's vehicle would be parked directly adjacent to the front boundary. Therefore, it is considered that there would be very little chance of it being detrimental for passers by, and as such there would be no reason to refuse the proposal in terms of Planning. An informative would be added to the decision with regards to the Highways concerns so the applicant is aware that although the proposal would be considered to be acceptable in terms of Planning it may not be acceptable in terms of Highways and they should contact them direct if necessary.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the road in front of the site.

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 D71-01, D71-02 and A3/003 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 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

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Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU -	24/12/2025	HL	24/12/25