

DELEGATED REPORT

Report by Amanda

Date of report: 23/02/2026

Ref:72474/FUL

Uhunmwagho

Registration: 30/12/2025

LDfC: 23/02/2026

Expiry Date: 24/02/2026

Site Visit: 23/01/2026

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area:

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Single storey rear extension

Location: 6 Bowland Close, Bury, BL8 3DJ

Description

The application relates to a two storey, previously extended detached property with gardens to the front and rear of the dwelling. Given land level differences properties on Bowland Close to the front are lower compared to the site, and to the rear on Gisburn Drive, properties have a much higher ground level.

At the front there is lawned garden area with a short dry stone wall the front and a hedge along the west boundary. To the east side there is a driveway for up to two vehicles and the boundary on this side is open to the garden at no.4 next door. At the rear there is a single storey extension with a small patio area. The rest of the garden is accessed by steps and the land slopes up away from the dwelling. There are fences to all sides with some planting, as well as trees and planting along the boundaries at neighbouring gardens.

The proposal is to add a single storey rear extension. It would provide a larger dining area and would project a total of 3.58m off the rear of the existing extension, resulting in a total projection of 6m from the original rear elevation. It would measure 3.96m wide and it would have a flat roof with a centrally raised roof lantern. There would be two full length windows to the rear elevation and patio doors to the west side elevation. The existing patio would also be extended out around the extension and new steps installed for access to the higher level garden.

Relevant Planning History

25795 - single storey garage, dining room and utility room extension to side and rear - Approve with conditions 30/04/1991

Publicity

4 neighbours notified on 05/11/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations
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.

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 extension would be to the rear of the existing dwelling and given the land level differences between the site and properties to the rear there would be very limited visibility of the structure. It would be constructed using a design and finished materials that would be considered to be in keeping with the existing building.

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 -

- As the extension would be to the rear of the existing dwelling there would be no detrimental impact on properties to the front of site, or the existing parking arrangements on site.
- Properties on Gisburn Drive to the rear have a much higher land level compared to site. As the extension would be single storey only it would not have any direct views over properties or gardens to the rear. In addition the distance from the rear of the extension to the rear boundary would be considered to be acceptable in terms of SPD 6.
- The extension would be set well in from both side boundaries. As such there would be no concerns regards encroachment on to land to both sides of the site.
- There would be no windows in the east elevation facing the boundary with no.4 Bowland Close.
- There would be patio doors to the west side and the distance from these to the shared boundary with no.8 would be acceptable in terms of SPD 6.
- The new patio area would be at the same level as the property on site, with no other land level changes to the rear garden. As such this part of the development would not have any significant detrimental impact on residential amenity in this location.

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 in terms of separation distance to the surrounding properties.

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 front garden and drive.

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 2511-01, 2511-02, 2511-03, 2511-10

and 2511-20 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 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>
AU -	23/02/2026	DM	23.02.2026