

DELEGATED REPORT

Report by Amanda

Date of report: 01/06/2026

Ref:73118/FUL

Uhunmwagho

Registration: 27/04/2026

LDfC: 01/06/2026

Expiry Date: 22/06/2026

Site Visit: 18/05/2026

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Removal of existing rear conservatory with alterations to rear fenestration and erection of two storey side extension

Location: 31 Palmerston Close, Ramsbottom, Bury, BL0 9YN

Description

The application relates to a two-storey detached property located within a cul-de-sac consisting of 11 detached dwellings. There is an open plan front garden with parking for at least two vehicles and access to the rear garden is via a path to the side. At the rear there is a private garden with fences to all sides. There is a conservatory to the rear elevation and a patio area. There is also a detached outbuilding adjacent to the rear boundary and beyond the rear boundary is woodland.

The proposal is to remove the existing conservatory and replace the existing opening with bi-folding patio doors. There would also be a two-storey extension to the rear of the existing utility room which would provide an extended kitchen area at ground floor and a fourth bedroom to the first floor. The roof would be hipped and the elevations would be finished with brick and render to match the existing building.

Relevant Planning History

N/A

Publicity

4 neighbours notified on 07/05/2026 - No comments or objections received.

Statutory/Non-Statutory Consultations

EDS Head of Parks and Countryside - No comments received.

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 conservatory at the rear could be removed at any point without the need for planning permission but its removal would improve the outlook from the rear of no.29 next door.

The two-storey extension would be built with materials and a design that would be considered to be in keeping with the existing building, as well as with neighbouring dwellings. As it would be built to the rear of an existing single storey section of the dwelling

it would not be considered to be overly prominent in the existing streetscape. The design of the proposal is considered acceptable in this location.

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 -

- The removal of the conservatory and new bi-folding patio doors would not have any significant detrimental impact on residential amenity in this location.
- As the two-storey extension would be built on the north side of the existing dwelling it would not have any detrimental impact on residential amenity at no.29 to the south.
- There would be no windows in the north side elevation of the extension facing no.33 next door.
- The extension would be no closer to the shared boundary with no.33 than the existing dwelling is now. As such there would be no concerns regarding encroachment.
- The extension would not project beyond the rear elevation of no.33 to the north, which is also extended.
- The separation distance from the rear of the extension to the rear boundary would be acceptable in terms of SPD 6 and there are no residential properties directly to the rear of site.
- As the extension would be built to the rear of the single storey section to the side of the main two-storey section of the dwelling, there would be no impact on existing parking arrangements to the front.

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 increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has an area at the front for parking at least 2 vehicles and this would remain following the side extension being built which would be located to the rear of the existing single storey garage conversion at the front. The area has public transport available nearby and there is some on street parking in the area as well. In this instance then the parking arrangements are considered sufficient.

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.

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- 2 This decision relates to drawings numbered 1, 2, 3, 4, 5, 6, 7, 8 and 9 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 - 01/06/2026		DM 02.06.2026	