

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 02/04/2026	Ref: 72886/FUL
Registration: 23/02/2026	LDFC: 26/03/2026	Expiry Date: 20/04/2026
Site Visit: 11/03/2026	Site Notice: N/A	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: Two storey/single storey side extension

Location: 9 Westcombe Drive, Bury, BL8 1DN

Description

The application relates to a two storey semi-detached dwelling on the southern side of Westcombe Drive. The front boundary is formed by a low red brick wall with railings. There is a break in the wall for both vehicle and pedestrian access. To the eastern side elevation, there is an access gate for pedestrian access into the rear garden. The rear garden slopes upwards towards the south, with the boundaries being formed by timber fencing and neighbouring extensions.

The proposal is to build a two/single storey side extension. The proposed would project approximately 3m from the original eastern side elevation. It would span approximately 8.8m in length at ground floor, and 8m at first floor. It would incorporate a hipped roof, set down from the existing ridge height. It would be a maximum of 7.1m in height, with an eaves height of 5.2m.

The proposed plans also indicate that the existing rear outrigger will be partially re-roofed, but will not appear different in design, nor increase in height. Patio doors will also be added to the existing rear elevation. Both of these can be undertaken using permitted development rights and therefore do not need planning permission.

The street scene is residential in nature. Most properties feature driveways for 1-2 cars but as the majority of properties are larger semi-detached dwellings, parking on street is common and unrestricted.

Amendments

An amended site plan was requested to include a bin store for storage of bins on non collection days.

Relevant Planning History

None

Publicity

6 neighbouring properties were consulted on 05/03/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

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.

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 scale and design of the proposed are considered to be acceptable as the proposed would be set down from the existing ridge height of the property and would be set back by 0.8m at first floor. It would therefore appear as a subordinate addition to the host dwelling.

Materials proposed are also to be similar to that of the existing dwelling. Bin storage would not remain to the rear for storage of bins on non-collection days however a bin store has been illustrated on the plans, which will be conditioned, and therefore this is considered acceptable.

Residential Amenity

7 Westcombe Drive is sited to the east. The proposed would not impinge on any habitable windows to this neighbour. There are also no windows proposed facing this neighbour and so there would be no increased privacy impacts.

11 Westcombe Drive is the adjoining neighbour. Sited away from the proposed, there would be no impact.

Neighbours to the front would retain the existing aspect standards, and therefore no further impact would be caused.

There are no neighbours to the rear that have a direct relationship to the application property, and therefore no impacts would be caused.

Parking

The proposal would increase the number of bedrooms from 3 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The property is sited within Zone 4 with 4 bedroom homes and greater requiring a parking provision of 3 off road spaces. The parking provision at the property would reduce, with the proposal being sited over the existing off road car parking space. The street however is characterised by on road parking, and parking is unrestricted and so it is considered in this instance that this would be acceptable.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 25-12 07, 25-12 06, 25-12 05, 25-12 04, 25-12 03 Rev A and 25-12 02 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	02/04/2026	DM	09.04.2026