

DELEGATED REPORT

Report by Tom Beirne	Date of report: 09/04/2026	Ref: 72735/FUL
Registration: 02/02/2026	LDFC: 26/02/2026	Expiry Date: 30/03/2026
Site Visit: 24/02/2026	Site Notice: N/A	Press Date: 12/02/2026
Objections: 0	Con Area: BROO	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Reconfiguration from semi detached dwelling to a detached dwelling; Two storey side/rear extension; Front & rear dormers with rear balcony; Front porch; Render & cladding; Raising ridge height

Location: 23 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF

Description

The application relates to a pair of brick built semi-detached bungalows on a residential road. On the west side are a pair of similar sized bungalows and to the east is a detached two storey house. Large two storey houses across the road to the south and open land to the north. The site lies within Brookbottoms Conservation Area and is washed over by the Green Belt.

The proposal involves:

- Separating the bungalows to create two detached properties. This would be done by taking down the western most section of No.23 to create a gap of 1.5m to the shared side boundary with No.21. A new gable for No.21 would be formed along the side boundary using bricks to match and a new gable formed for No.23 set off the boundary by 1.5m, again using bricks to match.
- Adding a pitched roof dormer on the front roofplane.
- Adding a porch to the front.
- Adding a side extension with gables to the front and rear. The extension would project back 3m from the rear elevation with a Juliet balcony at first floor level.
- Adding a dormer on the rear roof plane.

Relevant Planning History

03103/E - Separation of pair of semi-detached bungalows into 2 no. detached dwellings and two storey side extension/and above the existing garage to no. 23 - Enquiry completed 08/07/2025

Publicity

Immediate neighbours notified by letter dated 05/02/2026. Press and site notices posted. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection.

Traffic Section - No objection.

Pre-start Conditions - Agent has agreed with pre-start conditions

Development Plan and Policies

H2/3	Extensions and Alterations
EN1/1	Visual Amenity
EN2/1	Character of Conservation Areas

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 site lies within the green belt but is within the boundary of the built up area of Ramsbottom. The extensions are relatively modest in scale and would not have any impact on the character or openness of the green belt. The proposal is acceptable and complies with UDP Policy and guidance relating to Green Belt.

Heritage and visual amenity - The plans have been revised to reduce the scale of the proposal, change finishing materials and improve the impact on the conservation area. Separating the semi-detached properties would not have an impact on the streetscape within the conservation area. Raising the ridge of this property by 720mm would not have a serious or detrimental impact on the streetscape and would allow the roofspace to be better utilised.

The side extension with gables front and rear is relatively modest in scale and would not appear out of keeping with the house and streetscape.

The front dormer would sit relatively comfortably on the front roof plane, in line with the window below and appear in keeping with the property. The hung tiles, cladding the dormers front and rear, would match the roof and be in keeping with the existing house and general streetscape.

The dormer on the rear would sit down from the main ridge and, screened by the new pitched roof at the side, it would not be viewed from the public realm.

There is no objection to the revised plans from the conservation officer. In terms of visual amenity and heritage, the proposal would be acceptable and comply with UDP Policies H2/3 and EN2/1 and EN2/2 relating to extensions within a conservation area.

Residential amenity - Given the size and siting, the proposed extensions would not have a serious impact on residential amenity. The balcony at the rear is a juliet style balcony to reduce direct overlooking of neighbours. It is noted that there are no objections from neighbours. The proposal is therefore acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to residential amenity.

Parking - The side extension would include the creation of a double garage from the previous single garage. The driveway to the front would accommodate two cars and this would be acceptable and comply with UDP Policy H2/3 Extensions and Alterations and associated guidance in SPD6.

Conditions - It would be appropriate to attach a condition to require the applicant to submit a 'programme of demolition', setting out details for the separation of the properties.

A further condition would require all building materials to be stored within the site.

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.

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- 2 This decision relates to drawings numbered TDS-25-196-01, 02, 2.5, 03, 04 and 4.5 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 Details/Samples of the finishing materials to be used in the external elevations shall be submitted to, and approved in writing by, the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy H2/3 Extensions and Alterations.
- 4 Prior to commencement of development, a detailed programme of works for the proposed demolition and rebuilding of those sections relating to the separation of the properties No.21 and 23 Rowlands Road shall be submitted to, and approved in writing, by the Local Planning Authority.
Reason. To ensure the proposed demolition and reconstruction works are carried out in a proper and timely manner in the interests of good planning practice, pursuant to UDP Policy H2/3 and guidance in SPD6 Extensions and Alterations.
- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	09/04/2026	DM	09.04.2026