

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 19/12/2025	Ref: 72514/FUL
Registration: 13/11/2025	LDfC: 26/12/2025	Expiry Date: 08/01/2026
Site Visit: 03/12/2025	Site Notice: 04/12/2025	Press Date: 20/11/2025
Objections: 0	Con Area: HOLC	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: HOUS

Proposal: Single Storey Rear Extension

Location: 21 Park Road, Ramsbottom, Bury, BL0 9RZ

Description

The proposal relates to a mid terraced dwelling on the south-western side of Park Road. The boundary is generally open to the front with a low wall and to the rear there is fencing and a wall along the boundary.

The proposal is for a single storey rear extension projecting 3m from the original rear elevation of the dwelling. It would incorporate a pitched roof a maximum of 3.5m in height and would be approximately 2.4m to the eaves. The proposed is to extend the full width of the property at approximately 4.6m.

The site is within the Holcombe Conservation Area.

Relevant Planning History

None

Publicity

2 neighbouring properties were consulted on 17/11/2025. No comments have been received.

A site notice was also put up for the site on 04/12/2025 and a press advert was published 20/11/2025.

Statutory/Non-Statutory Consultations

Conservation Officer - no objections

Pre-start Conditions - None

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 PpE 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 proposed materials to be used are to be similar to that of the existing property. The proposal would also remain in scale to the existing dwelling and other examples of extensions within the area. A pitched roof is proposed which would also be considered acceptable.

Residential Amenity-

There are no neighbours to the front and neighbours to the rear hold an indirect relationship with over 30m of interface distance between the proposed and these properties which is

considered acceptable.

In terms of the adjoining neighbours, the proposed projects 3m which is compliant with that outlined within SPD 6. Furthermore, properties either side of the application property also feature rear extensions and so no habitable room windows would be impacted at either neighbour. There are also no windows proposed in the side elevations of the extension and so no direct overlooking impact would be caused that would be more detrimental than that that exists.

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 MCPRL01, MCPRL02, MCPRL03 and MCPRL04 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	19/12/2025	DM	06/01/26