

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 24/04/2026	Ref: 72937/FUL
Registration: 09/03/2026	LDfC: 10/04/2026	Expiry Date: 04/05/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Variation of condition 2 (approved plans) on planning permission 72581 (Single storey side/rear extension):
Render to external elevations

Location: 14 Glenboro Avenue, Bury, BL8 2PR

Description

The property is an end terrace and located on a corner plot with garden to the front, side and rear. There are hedges extending around the front and side boundaries and timber panel and post fencing to the rear garden. Beyond the rear boundary is a back street.

Planning permission (ref 72581) was granted for a single storey extension at the side/rear. It would come out 2.9m from the side of the front elevation and extend along the side wrapping around to the rear to form a single storey 3m deep. Materials were proposed to match the existing which is red brick elevations and roof tiles.

This application seeks a variation of condition 2 of the approved plans to change the materials from red brick to render.

Relevant Planning History

72581 - Single storey side/rear extension - Approve with Conditions 09/01/2026

Publicity

Letters sent to 8 properties on 18/3/26.

No responses received.

Statutory/Non-Statutory Consultations

N/a

Pre-start Conditions - Not relevant

Development Plan and Policies

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

The dwelling is located within a residential street which is predominantly characterised by red brick terraced houses. Whilst previously proposing materials to match the existing dwelling which would fit in with the character of the area, the application now proposes render.

Some of the houses on the street however have a rendered/painted feature to the roof pitch on the front elevations and there is a large semi detached building at the end of Glenboro Avenue close to the site which has fully rendered elevations. It is also not unusual to see residential properties with elements of or wholly rendered elevations.

Given the development is for a single storey side and rear extension it is considered rendered elevations would not cause significant visual harm in the streetscene.

The development would comply with H2/3 and SPD6.

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 the originally approved application reference 72581 (9/1/26)
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings numbered

TDS-24-196-01, TDS-25-196-02, TDS-24-196-03, TDS-25-196-04 revised plan received 9/3/26

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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	24/4/26	DM	29.04.2026