DELEGATED REPORT

Report by Jane Langan	**Date of report:** 30/06/2026	**Ref**:73247/FUL
Registration: 26/05/2026	**LDFC:** 24/06/2026	**Expiry Date:** 21/07/2026
Site Visit: 17/06/2026	**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: Two storey side extension

Location: 2 Rosewood Avenue, Tottington, Bury, BL8 3HG

Description
The property is a two storey detached house. It is located on a corner plot with the front elevation facing the access road into the estate and has a detached garage to the front. There is a small side garden to the south side to the main road and a larger garden to the north side where a brick wall forms the boundary. To the rear is the drive and garage belonging to the adjacent neighbour at 261 Bury Road and to the rear of this 4 Rosewood Avenue which sits at an angle. The neighbour to the side, 261 Bury Road, has been extended two storey at the rear and projects as blank wall past the rear elevation of the application site.

The application proposes a two storey extension to the north side. It would project 3m extending the lounge at ground floor and the two bedrooms above. The scheme is the same as that approved under application 62036 13/11/17.

Relevant Planning History
62036 - Two storey side extension - Approve with Conditions 13/11/2017.

Publicity
Surrounding neighbours were notified by letter and no responses have been received.

Statutory/Non-Statutory Consultations
None.

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 design - The extension would have a pitched roof running from the existing ridge and forming a gable design at the side. Windows would be of a design to match the existing with headers, cills and quoin detail. The extension would be set back back slightly at the front to retain the existing quoin detail at the corner. Brickwork and roof tiles would match the existing.

The proposal is acceptable in design and materials and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms, two existing ones would be extended. The area to the side currently used for parking would not be affected.

Residential amenity - The closest neighbour at 261 Bury Road has been extended at the rear two storey and the proposal would come around level with the rear of this property with the side blank wall.
Directly behind the site rear boundary is the drive to the neighbouring property at 261 Bury Road and there would be in excess of 7m from the proposed first floor windows to the

boundary.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 1, 2 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.

Case Officer	Date	Sign off Officer	Date
JL	30/06/26		