

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 30/06/2026	Ref: 73251/FUL
Registration: 26/05/2026	LDFC: 25/06/2026	Expiry Date: 21/07/2026
Site Visit: 10/06/2026	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: First floor side extension above existing garage

Location: 415 Holcombe Road, Tottington, Bury, BL8 4HB

Description

The application property relates to a two storey detached dwelling on the western side of Holcombe Road. The front of the property is separated from the pavement by a driveway and access gate. Access to the rear garden is gained via an access gate to the southern elevation of the property with the rear garden boundaries being formed by hedging.

The proposal is to build a first floor side extension above the existing garage. It would project 6.5m from the southern first floor elevation of the property to align flush with the southern ground floor elevation of the existing garage. It would be 6m in length and would incorporate a hipped roof a maximum of 7.4m in height, with an eaves height of 5.6m.

The area is predominantly residential with some additional uses nearby, such as a primary school. Parking in the area is predominantly off road with the majority of properties featuring private driveways however parking on street is not restricted.

Relevant Planning History

58697 - Two storey extension at side - Approve with Conditions 29/06/2015

58856 - Single storey extension at side to create double garage - Approve with Conditions 31/07/2015

Publicity

7 neighbouring properties were consulted on 03.06.2026. No comments or observations 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
NPPF	National Planning Policy Framework
PfE	Places for Everyone
H2/3	Extensions and Alterations

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.

SPD 6 states that side extensions on corner plots should leave at least 2m to the public highway to the side. As viewed from Holcombe Road, the proposed would leave over 5m to the boundary at the side. Although this would be less towards the rear of the property, the property is well screened and therefore it would be unlikely to have an unacceptable impact.

Despite the proposed not being set back front the front elevation, the property is detached

and so this would not create a terracing effect. The proposed would also incorporate a hipped roof to match the existing roof, and would be set down from the maximum ridge height in order to appear subordinate.

Materials proposed would match that of the existing dwelling and bin storage would remain unchanged.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity

SPD 6 provides guidance on aspect standards between residential dwellings.

Properties to the southern side retain over 21m interface distance, compliant with the 9.5m guidance within SPD 6.

Properties to the front retain over 36m, also compliant.

Properties to the rear retain over 32m and first floor habitable windows are sited over 13m from neighbouring boundaries, compliant with the guidance contained within SPD 6.

Properties to the north would not be impacted as are sited away from the development.

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 SPD 11 stating that 4 bedroom homes or greater should have an off road parking provision of 3 off road spaces. There is land to the front of the property for the parking of cars which could accommodate up to 3 vehicles. Given this, it is considered acceptable.

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 P03, P04 and P06 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

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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> CO 30.06.2026	<u>Date</u>	<u>Sign off Officer</u> HL	<u>Date 2/7/26</u>
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