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Report by Jennie Townsend	**Date of report:** 29/06/2026	**Ref**:73252/FUL
Registration: 27/05/2026	**LDFC:** 25/06/2026	**Expiry Date:** 22/07/2026
Site Visit: 05/06/2026	**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: Single storey orangery extension at rear

Location: 6 Fletcher Fold Road, Bury, BL9 9RX

Description
The application relates to a semi-detached property located on a residential street. The property is attached to No 8 Fletcher Fold Road.

The property has been extended previously at the rear by a single storey monopitch extension which projects 2m, extends across the full width of the dwelling and is 3.6m at its maximum height.

It is proposed to add an extension to the existing rear extension.
The proposed extension would project 3m and be 3.7m wide and would be 2.6m high with a flat roof which would have a glass lantern (total height 3.1m). The proposed extension would be accessed via a doorway from the existing extension and patio doors on the side (north) elevation. There would be high level obscure glazed windows on the south facing No 8).
The extension would be built of brick to match the existing.

Relevant Planning History
50915 - Single storey extension at front - Refused 23/02/2009

Publicity
Letters sent to 5 properties on 3/6/26

Statutory/Non-Statutory Consultations
n/a

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/2	Townscape and Built Design
H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions

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.

The proposed development would be located at the rear and not visible from the streetscene. The proposed development would be modest in size and design and not dominate the original build.

The proposed extension would be brick built to match the existing.

As such the proposed development is considered acceptable and would comply with H2/3 and SPD6.

Residential amenity

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SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

SPD6 states that single storey extensions should not project in excess of 3m from the rear elevation of a property. Those extensions in excess of 3m will be assessed against the 45 degree line from a neighbours habitable room window.

The proposed development would be attached to the existing 2m deep extension and would result in a total rear projection from the original rear of 5m.

The attached property, no. 8 has patio doors on the rear elevation close to the boundary and the position of the proposed extension would encroach the 45 degree line.

Schedule 2, Part 1 of the GPDO 2015 (as amended) allows for large home extension for semi-detached dwellings which can project 6m. One caveat attached to this is where those adjacent residential properties have been consulted, no objections have been received.

No representations have been made to this application.

The proposed extension would be 2.6m in height to the eaves with a flat roof. The side elevation would have a high level obscure glazed window facing this neighbour. There is an intervening 1.8m high fence and planting along the shared boundary and as such a large part of the extension would be screened from their view.
The extension would also be sited to the north of No 8 and as such there would be limited overshadowing to the neighbour.

It is therefore considered the proposed development would not significantly impact on the amenity of No 8 Fletcher Fold.

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 -

Proposed site plan received 27/5/26
Existing elevations - plan dated 7.5.26
Proposed elevations plan dated 7.5.26
Location plan dated 26.5.26

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

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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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

Case Officer Date	Sign off Officer Date
JT 29/6/26	