

DELEGATED REPORT

Report by Claire Booth	Date of report: 12/08/2026	Ref: 72690/FUL
Registration: 19/01/2026	LDFC: 20/02/2026	Expiry Date: 16/03/2026
Site Visit:	Site Notice: N/A	Press Date: 29/01/2026
Objections: 0	Con Area: SUMM	Adv Type: CAAF
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: HOUS

Proposal: Single storey rear extension and two storey side extensions

Location: 2 The Island, Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QJ

Description

The application relates to a detached dwelling house located at The Island, Railway Street, Summerseat. The whole of Summerseat is located within the designated Green Belt and to the south and west of the site is Summerseat conservation area. The site is not within the conservation area.

The dwelling has parking to the front/side, and gardens to the front side and rear. The dwelling is located within Flood Zone 3. There are 10 properties on The Island. Two detached houses, two pairs of semi-detached homes and a row of four town houses. The area is a gated community with access via a bridge across the River Irwell.

The proposal is to build two storey extensions to both side elevations and a single storey rear extension. The access door to the dwelling would be relocated from the front corner of the property to the front elevation and a new open porch would be erected.

The two storey side extensions would have pitched, gable roofs. On the west side elevation the extension would measure approximately 7.69m x 8.3m, and the porch at the front would measure 2.55m x 1.95m and it would have a flat roof. On the east side elevation the two storey extension would measure 6.36m x 3.5m and there would be two first floor Juliet balcony style windows installed, with internal glazed guarding.

At the rear the single storey extension would measure 3.5m x 10.5m. It would have a flat roof with two raised roof lanterns and there would be sliding patio doors to the rear and east side elevations. The whole of the development would be finished with materials to match the existing dwelling.

Relevant Planning History

- 58230 - Erection of four new houses, change of house types for two existing detached properties on site and amended house types for four properties in mill with amended curtilage – Approved with conditions, 01/09/2015.
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- 59643 - Non-material amendment following grant of planning permission 58230 for erection of four new houses, change of house types for two existing detached properties on site and amended house types for four properties in mill with amended curtilage: Amendments to the elevation and levels of the proposed semi-detached houses. Minor changes to the front elevation of the dwellings with the main changes on the rear elevation; ground floor level to be 104.25m AOD. – Approved 18/02/2016.
- 61564 - Change of house type for 4 no. semi-detached dwellings (previously approved under application ref: 58230) – Approved, 23/08/2017.

- 61682 - Non-material amendment following grant of planning permission 58230 for minor modifications to two existing residential properties - external alterations to window openings and render to all elevations – Approved 25/08/2017.
- 62981 - Amendment to existing approved semi-detached dwellings to provide larger garages and first floor accommodation above – Approved with conditions 16/08/2018.
- 63040 - Non-material amendment following grant of planning permission 58230 for erection of four new houses, change of house types for two existing detached properties on site and amended house types for four properties in mill with amended curtilage: Amendments to include: Removal of communal bin store, bins to be provided individually for each unit; Alterations to layout of hardstanding around Plots 2 and 3; Alterations to extent of fencing around Plots 2 and 3; Removal of paths to rear gardens of Plots 1, 5, 7 and 9; Movement of hardstanding at Plot 9, 11 and 19 to site bin store to front of dwellings rather than the side; Change in proposed hardstanding materials for driveways and paths; Alteration in lighting specification; Movement of parking spaces away from Plot 19; Inclusion of a new 1.2m timber fence to parking area adjacent to Plot 19; Changes to the fencing type to the rear of properties – Approved, 08/08/2018.
- 63049 - Non-material amendment following grant of planning permission 61564 for change of house type for 4 no. semi-detached dwellings (previously approved under application ref: 58230) Amendments to include: Change in proposed hardstanding materials for driveways and paths. Removal of rumble strip. Movement of parking spaces away from Plot 19. Bin store areas shown for Plot 11, 15, 17 and 19 – Approved, 08/08/2018.
- 64886 - Two storey extension at rear – Approved with conditions, 23/12/2019.

Publicity

2 neighbours notified on 19/01/2026.

2 neighbours notified on 20/01/2026.

Site notice put up on 20/01/2026.

Press notice published on 29/01/2026.

No comments or objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objections.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
EN6/4	Wildlife Links and Corridors
EN9/1	Special Landscape Areas
OL1	Green Belt
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
NPPF	National Planning Policy Framework
PFE	Places for Everyone
JP-S4	Flood Risk and the Water Environment

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity, and the impact on the openness of the surrounding Green Belt.

Principle (Green Belt)

Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to

the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages as set out under Policy OL1/3.

This is further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt which state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling. To assist in what can be considered to be disproportionate SPD 8 considers additions of up to a third (33%). However, that is not to say something larger, or smaller than 33%, would not be supported as each case is considered on its own merits.

The Green Belt Statement submitted with the application, concludes that the proposal would result in additions of over the guideline of 33% volume increase to the original dwelling. Whilst the proposed extensions would result in an increased volume, over and above, the size of the original dwelling house by 142%. In principle the proposals do not

comply with exception c) of para. 154 of the NPPF and is therefore inappropriate development in the Green Belt.

However, it is of note that PD rights could be utilised to achieve extensions and outbuildings that would be larger in footprint and volume than the application proposals. Furthermore, as acknowledged by the LPA during pre-application discussions, the PD option would not achieve the level of design that is being proposed and would also have a greater impact on the street scene and the openness of the Green Belt. Whereas the proposals would result in a dwelling that is 380sqm in extent and 952m³, the PD option would result in a 400sqm property (including outbuilding) that would have a volume of 999m³. The additional 20sqm or 47m³ may not appear significant in quantitative terms, but as shown in the submitted plans, the PD scheme (indicatively shown within the submitted amended Planning Statement) would have an imposing sprawling impact and would cause harm to the openness of the Green Belt.

The ability of the landowner to implement this PD scheme is a material consideration of weight in the decision-making process. It would not deliver the high-quality design that could be achieved by the proposed scheme and would have a greater impact on the Green Belt. The PD fallback would provide the very special circumstances required to justify allowing the proposals in the Green Belt.

The agent has stated that the extensions would not result in a property that is too large in comparison with the original dwelling. The extensions would complement the existing dwelling, using similar materials and finishes. The dwelling would still be set within an extensive garden area, which is the original residential curtilage, and would assimilate into its surroundings. It would still be dominated in views from Railway Street by the surrounding woodland and other properties that form The Island.

In this instance it is considered that the proposed development would not detrimentally affect the openness of the surrounding Green Belt and the PD fallback position, which has a realistic prospect of being built out provide the special circumstances allowed within the NPPF. As such, the proposal would be considered acceptable in terms of UDP Policies OL1/2, SPD 8 and the NPPF.

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 extensions would be located on the both side and rear elevations. Given the open nature of the site all of the development would be visible from Railways Street in front, and from other properties on The Island.

The proposed two storey side extension to the west would have a pitched, gable roof replicating the shape and style of the original dwelling. The ridge of the proposed extension would be built to the same height as the ridge of the main property and the gable front would mirror the front gable on the existing part of the dwelling. Although the extension is quite large it is considered that it would not appear overwhelming in comparison to the existing property on site, or result in over development of the associated residential amenity space. The proposed windows and doors are considered to be suitably aligned, and the use of matching materials would be acceptable.

The two storey extension on the east side would be located to the rear of an existing two storey extension which currently has a slightly lower ridge compared to the original dwelling. The proposed drawings show that as well as being extended to the rear the ridge height would be increase to a slightly higher level compared to the original dwelling. However, the character of the dwelling would be retained by way of using materials and a design that would be considered to be in keeping with the existing dwelling. Dwellings located on The

Island have different styles and are different sizes. As such the extended dwelling would not appear out of keeping in this area, particularly as it is set away from other properties on The Island, within a large site.

The single storey rear extension would have a flat roof with two raised roof lanterns. It would be visible from off site but as it would be built with materials and a design that would be considered to compliment the rest of the dwelling it would be acceptable in this location. The design of the proposal is considered to be in keeping with the existing building.

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 -

- There are no properties directly to the front or rear of the site.
- Properties to the west side would be over 20m away from the extended dwelling and there are no properties to the opposite side.
- The position of the extensions would not interfere with existing parking arrangements within the site.
- The whole of the development would be built within the residential curtilage.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Conservation Area

The Summerseat conservation area is located to the south of The Island, but the site and other properties on The Island are not located within it. The conservation officer was consulted due to the conservation area being to the south of the site. They have no objections to the proposal. It is therefore concluded that the proposal would cause no demonstrable harm to the character and appearance of the conservation area or its setting. The Conservation area would therefore be preserved.

Flooding

The River Irwell (Main River) is located adjacent to the southern boundary of the application site and flows in a south-easterly direction. The proposal is located within Flood Zone 3a (land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea). As such a Flood Risk Assessment (FRA) was requested by the LPA to ensure the proposal would not cause an increase in flooding further downstream. The Environment Agency raised objections to the initial FRA and thus an amended FRA was received from Betts Hydro Consulting Engineers, dated 24 July 2026.

The proposals are for the proposed extension to match the existing floor levels (estimated at 103.77m Above Ordnance Datum (AOD)). As there is potential for flood depths of up to 300mm in the 1 in 100yr + 35% climate change event, and upto 530mm in the 1 in 1000yr return period event, further mitigation is proposed in the form of flood resilience and resistance measures. These should be incorporated upto 600mm above the proposed estimated finished floor levels (FFL) of 103.77m AOD (to a level of 103.47m AOD).

These measures would include the use of materials and design to lessen the potential for damage internally, for example by using flood resilient skirting boards and walls upto 600mm. The proposals would also include raised electrical sockets and appliances (where required), and the use of water resistant finishes and membranes. It is also noted that all bedrooms are proposed to be located on the first floor, which will be located above the Top Water Line (TWL) in all key design events.

The submitted amended Flood Risk Assessment has identified that the primary flood risk to

the site and the proposals would be from fluvial flooding, based on the available information. Appropriate mitigation measures are proposed, including matching the existing FFL of the property, and implementing flood resilience and resistance measures. Due consideration has also been given to displacement, and flood flow routing.

Ultimately, flows are not anticipated to be impeded, and whilst minor displacement would occur, this is not anticipated to result in a measurable increase in flood risk elsewhere.

The Environment Agency have withdrawn their initial objections to the proposal and have raised no objections subject to a planning condition securing Finished Floor Levels being set no lower than 103.77 metres above Ordnance Datum (AOD). Subject to the imposition of this recommended planning condition, the proposal complies with the NPPF and PFE Policy JP-S4.

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:

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 001, 004, 101, 102, 103 and 104 and the development shall not be carried out except in accordance with the drawings hereby approved.

This permission relates to the following plans and documents:

Drawing no. 001: Existing Site and Location Plans;
Drawing no. 004: Existing Floor Plans and Elevations;
Drawing no. 101: Proposed Site Plan;
Drawing no. 102: Proposed Floor Plans;
Drawing no. 103: Proposed Floor Plans;
Drawing no. 104: Proposed Street Scene; and,
Document: Focussed Flood Risk Assessment, dated 24 July 2026, carried out by Betts Hydro Consulting Engineers - Reference: HYD1187-THE.ISLAND.SUMMERSEAT-HB-KD-L01.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings and document.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 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.

- 4 The development shall be carried out in accordance with the submitted flood risk assessment (ref HYD1187-THE.ISLAND.SUMMERSEAT-HB-KD-L01) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 103.77 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason. To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	12/08/2026	DM	12/08/2026