

DELEGATED REPORT

Report by Tom Beirne	Date of report: 23/03/2026	Ref: 72858/FUL
Registration: 16/02/2026	LDfC: 16/03/2026	Expiry Date: 13/04/2026
Site Visit: 20/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side extension; Single storey rear extension with balustrade balcony on top; Alter flat roof to pitch roof on existing single storey rear extension; Addition of bay patio doors to rear first floor with julitte balcony

Location: 508 Bolton Road West, Ramsbottom, Bury, BL0 9RU

Description

The site is a semi-detached two storey, Tudor style, property on an area of ribbon development of individual styled properties. There is open land to the rear. A detached garage is towards the rear at the side with a brick wall along the boundary with 510 Bolton Road West with an average height of 1.8m. At the rear along the boundary with 506 Bolton Road is a single storey outbuilding linked to the main house. Driveway at the front/side.

The attached neighbour (No.506) shares a single storey outhouse which straddles the shared side boundary at the rear. No.510 has been extended to side and rear, along the boundary with No.508.

The proposal seeks to add a two storey extension to the west side of the house with gable projections to the front and rear. The side of the new extension would be 1m off the side boundary with No.510 Bolton Road West. Finished in tile, brick and render to match the existing.

It is also proposed to change the pitched roof to a flat roof over the existing rear extension. A small balcony with a privacy screen would be created over a single storey element at the rear of the two storey extension.

Relevant Planning History

45780 - Two storey extension at side including raising eaves of existing garage: single storey extension at rear - Approved 03/03/2006

Publicity

Immediate neighbours notified by letter dated 23/02/2026. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

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 - The proposed extensions are similar to a scheme approved in 2006. The two storey extension at the side would run adjacent to the two storey extension on No.510 with the single storey element at the rear stopping short of the single storey extension at No.510. The side extension is set back from the front elevation and retains the articulation along the streetscape. The finishing materials would match the existing house.

The proposal is acceptable in terms of visual amenity and complies with UDP Policy H2/3 Extensions and Alterations and associated guidance in SPD6.

Residential amenity - Given the existing outbuilding adjacent to No.506 and extensions at No.510, there are no residential amenity issues arising. The privacy screen on the side of the rear balcony would reduce overlooking to the neighbour. It is noted that there are no neighbour objections.

The proposal is acceptable in terms of residential amenity and complies with UDP Policy H2/3 Extensions and Alterations and associated guidance in 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 this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 01, 02, 03 and 04 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 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.
- 4 Before the first occupation of the extension hereby permitted, the privacy screen on the west side of the rear balcony over the single storey extension shall be fitted with obscured glazing (min obscurity level 3) and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	23/03/2026	DM	30/03/2026