

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 20/04/2026	Ref: 72910/FUL
Registration: 27/02/2026	LDfC: 01/04/2026	Expiry Date: 24/04/2026
Site Visit: 17/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 1	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

Location: 7 Alnwick Drive, Bury, BL9 8BZ

Description

The application relates to a 2 storey semi-detached property which is located within a residential street. The property forms a short row of four dwellings located on the street.

The existing application property comprises living accommodation at the ground floor and 3 bedrooms at the first floor. There is driveway parking and a detached garage at the rear.

The application proposes a two storey side extension.

The extension would be 2.47m wide to the side boundary with no. 9 Alnwick Drive and project 7m rearwards, the full length of the property. The roof would be hipped to tie in with the ridge of the existing house.

Elevations would be modest and reflect the existing appearance of the property and materials would comprise red/brown brick elevations, concrete tiles and white upvc windows to match the existing.

The extension would add living accommodation to the ground floor and a bedroom at the first floor.

Relevant Planning History

n/a

Publicity

Letters sent to 5 properties on 11/3/26

One objection received with the following comments -

- Significantly reduce the amount of natural light to our property and the proximity and height of the new structure would cause overshadowing and be harmful to our legal right to light.
- There are also privacy concerns regarding it overlooking our private outside area
- Used as a short-term rental on Airbnb and there is often a surplus of cars which frequently block access to our own driveway and access to our garage. The proposed extension will only add to this problem.

Statutory/Non-Statutory Consultations

n/a

Pre-start Conditions - Not relevant

Development Plan and Policies

H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
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.

Design and appearance

The proposed 2 storey extension would extend across to the side boundary with the neighbour. There would be no set back at the first floor. However, the property is on a short row of four with front elevations of the first and fourth houses set back from the two middle houses by approximately 0.8m.

SPD6 states that the requirement for a set back may be relaxed in some cases where the property is within a short row or there is a staggered building line. Given the setting of the site it is considered a set back would not be justified or required.

Proposed elevations would be modest and designed to reflect the design and appearance of the existing property with similar window openings on the front and a patio door at the rear ground floor. Material would match the existing comprising red/brown brick, concrete roof tiles and white upvc windows.

It is therefore considered the proposed extension would be acceptable within the streetscene and comply with policies EN1/2, H2/3 and SPD6.

Impact on residential amenity

The proposed extension would extend to the boundary with the neighbour at No 9 Alnwick Drive. Revised plans have been received to show the new build would not encroach the boundary with the neighbour.

There would be no windows on the side elevation of the proposed extension which would directly face the side elevation of No 9. This property has a first floor window in the side elevation which is a landing room window and considered non-habitable.

At the rear there would be a habitable room window which would be closer to No 9 than the existing property. However, there could already be a degree of overlooking to the neighbour's garden from the existing bedroom windows and it is considered that the privacy of the neighbour would not be significantly affected.

At the rear, the proposed extension would not project further than the existing rear elevation. A distance of 7m would be maintained to the rear facing boundary in compliance with SPD6.

It is therefore considered the proposed development would not have a detrimentally harmful impact on the neighbouring properties and would comply with policies EN1/2, H2/3 and SPD6.

Parking

The property has a driveway which can accommodate 1 car. There is a double opening gate across the back of the driveway beyond which the drive extends back to a detached garage at the rear. As such there is currently the potential for the parking of 2 or 3 cars in total.

The proposed extension would replace the gate and be sited over the extended driveway area which would restrict access to the garage. Therefore the proposed development would leaving a driveway space for one car only.

The site is located in zone 4 where 2 parking spaces would be required for a 3 bed property and 3 spaces for 4 bed dwelling and greater.

The property could potentially be extended out at the side to provide a ground floor bedroom under permitted development rights (subject to compliance with the appropriate criteria under Part 1, Schedule of the Town and Country Planning (General permitted Development)(England) Order 2015 (as amended), which would leave the same amount of parking as provided for the 2 storey side extension.

If the applicant so wanted, there is the potential to repave the grassed area with

hardstanding to extend the driveway across the full frontage (again subject to permitted development criteria or a planning application).

There is also on street parking in front of the house.

It is therefore considered that in this case, and given the above, on balance the proposed development would not have significant or adverse impacts on the highway or highway safety.

Response to objection

The issues relating to impacts on amenity have been covered in the above report.

There is no reason to assume the property is used as an airbnb which in any event could generate as much or less noise, disturbance, activity and reliance on parking as the use of the property as a 4 bed family home.

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 -

Site and location plan A105
Existing elevations A102 A
Existing floor plans A101
Revised proposed floor plans A100 B
Revised proposed elevations A103 C

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.

<u>Case Officer</u> JT 20/4/26	<u>Date</u>	<u>Sign off Officer</u> DM 20.04.2026	<u>Date</u>
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