

DELEGATED REPORT

Report by Tom Beirne	Date of report: 20/04/2026	Ref: 73057/NON
Registration: 02/04/2026	LDfC:	Expiry Date: 30/04/2026
Site Visit: 14/04/2026	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Non-material amendment following grant of planning permission 72769 (Single storey front extension): reduce size of extension

Location: 1 Hazelhurst Close, Ramsbottom, Bury, BL0 9FB

Description

The application follows a recent approval for a single storey front extension on a split level stone built, detached house on a residential cul-de-sac. The property presents the appearance of a bungalow from Hazelhurst Close, dropping down to two storeys at the rear. The adjacent neighbour at No.3 Hazelhurst Close is a similar styled house is situated to the north east. There are larger houses, fronting Bolton Road West, across Hazelhurst to the west with garage doors at lower ground floor level facing the site. There are allotments to the rear/east.

It is proposed to reduce the size of the approved extension, by pulling it in on either side by approx 1.5m . The extension would project out 2.1m, as previously approved with the pitched roof carried over onto the main roof. Finished in course stone to match the house, also as approved.

Relevant Planning History

72768 - Lawful development certificate for proposed single storey extension on the dwelling's original rear elevation - Lawful Development 10/02/2026

72769 - Single storey front extension - Approved 27/02/2026

Publicity

N/A

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 - Although the extension would be set in on either side by over a metre, the impact of the amended extension would have negligible impact within the wider streetscape. Complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions. The proposal is therefore considered to be acceptable as a non-material amendment.

Residential amenity - The amended proposal would not have a material impact on residential amenity and therefore considered to be acceptable as a non-material amendment. Complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions.

Recommendation: Approve with Conditions

Conditions and Reasons:

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- 1 The proposed amendments are considered minor and would not impact adversely on the existing building, streetscape or the residential amenity of the neighbouring properties. The proposal would still be in accordance with the overall principles in terms of the approved application 72769 and the policies against which this was approved. As such, the application is accepted as a non-material amendment.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	20/04/2026	DM	20.04.2026