

DELEGATED REPORT

Report by Claire Booth	Date of report: 22/04/2026	Ref: 72917/FUL
Registration: 02/03/2026	LDfC: 02/04/2026	Expiry Date: 27/04/2026
Site Visit: 21/04/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension at side/rear

Location: 56 Goldfinch Drive, Bury, BL9 6JS

Description

The application relates to a two-storey semi-detached local authority owned property on the east side of Goldfinch Drive. The property is raised up from Goldfinch Drive and is accessed by steps up to the front door. There is a small front garden with a low wall and railings along the front boundary. Access to the rear is via a path to the side of the property. The rear garden has fences to all boundaries and there is Finchy Park to the rear, where trees boarder the rear boundaries of all properties on the eastern side of Goldfinch Drive. Ridings Farm and Cottage also exist on land to the rear of the application site.

The proposal is to build a single storey rear and side extension to provide a ground floor bedroom for a disabled resident. The extension would extend from the rear elevation of the property by approximately 4.0 metres. It would extend approximately 0.5m beyond the side elevation of the dwelling. The proposed extension would have a width of approximately 3.8m. The extension would have a slightly sloping flat roof which would have a maximum height of approximately 3.0m and a lower height of 2.9m

Relevant Planning History

None.

Publicity

4 neighbours were notified on 11/03/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

Not applicable.

Pre-start Conditions - Not applicable

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
PFE	Places for Everyone

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.

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 extension would be single storey only and whilst it would project approximately 0.5m beyond the side elevation of the property it would be set a sufficient distance away from the boundaries of the site to not cause harm visually. It would be built with matching materials and the design that would be considered to be in keeping with the existing building with the flat roof meaning the first floor windows of the property would not be compromised. As such the extension would not have any detrimental impact on the character of the existing streetscene.

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 Policy JP-S1 and P1 of the Greater Manchester Places for Everyone Joint Development Plan which both seek sustainable development..

Residential Amenity

SPD 6 and UDP Policy H2/3 also seek to ensure the amenity of neighbouring residents would not be unduly harmed by development.

Due to the proposed extension being set well away from both neighbouring properties, no neighbouring properties directly to the rear of the application site, and there would be no windows in the side elevations of the proposed bedroom, the proposal would cause no demonstrable harm to the amenity of either of the adjoining neighbours.

Accordingly, 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

Parking

The proposal would increase the number of bedrooms by one and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has no on site parking. Parking is to the highway in front only. This would not change following the construction of the extension. In this instance then the parking arrangements are considered sufficient.

Conclusion

For all the above reasons, the proposed extension is considered to be suitably designed and would not cause demonstrable harm to either the visual qualities of the street scene and from the park to the rear of the site, nor would it cause demonstrable harm to neighbouring dwellings. It is therefore recommended that the application be approved.

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 the following drawings:

 Drawing no. 02: Proposed Ground Floor Plan;
 Drawing no. 03: Proposed Elevations;
 Drawing no. 04: Proposed Section;
 Drawing no. 05: OS Map; and the development shall not be carried out except in

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accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained with the Bury Unitary Development Plan, SPD 6 - Alterations and Alterations to Residential Properties, SPD11: Parking Standards in Bury, and the Places for Everyone Joint Development Plan.

- 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB 22/4/26		DM 22.04.2026	