

DELEGATED REPORT

Report by Helen Pressley	Date of report: 22/04/2026	Ref: 72903/FUL
Registration: 26/02/2026	LDfC: 22/04/2026	Expiry Date: 23/04/2026
Site Visit: 26/03/2026	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: Single Storey Front/Side & Rear Extensions

Location: 4 Booth Way, Tottington, Bury, BL8 3JL

Description

The application relates to a two storey, detached property located on Booth Way. The premises has a driveway, and open garden area to the front with a private area of amenity space located to the rear.

Planning permission is sought for the construction of a single storey front/side extension that projects approximately 1.35 metres to the front of the property and 2.32 metres to the side of the property. A separate single storey rear extension the projects approximately 2.25 metres is proposed to the rear.

Relevant Planning History

None

Publicity

Letters sent to neighbouring properties 11/03/2026 and 30/03/2026.

No representations 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

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 side and front extension would wrap around the original property at single storey height. The proposed lean to style roof for the front extension would tie in with the proposed hipped roof of the side extension. The proposed openings are considered to be suitably aligned and the use of matching materials is considered to be acceptable. The scale and design of this element is considered to be appropriate and would not be detrimental to the character of the dwelling or the street scene.

The single storey rear extension would be stepped in from the side wall adjacent to No. 2 Booth Way. The proposed extension would also have a lean to style roof. As above the proposed openings are considered to be suitably aligned and the use of matching materials is considered to be acceptable.

Overall, the proposed extensions are considered to be of a suitable scale and would not overwhelm the dwelling or result in over development of the associated residential amenity space.

It is therefore considered that the proposal would comply with UDP Policy H2/3 and SPD 6.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- Proposed side/front extension would not project beyond the original rear wall of No. 2 Booth Way.
- The proposed side/front extension would project beyond the original front elevation of No. 2 Booth way but would not impact on a 45 degree line as taken from the midpoint of the nearest ground floor habitable room window.
- The proposed rear extension would not project more than 3 metres beyond the rear of No. 2 Booth Way.
- No 6 Booth Way is located at a higher level and has an existing single storey rear extension. The proposed rear extension would not project more than 3 metres beyond the rear of No. 6 as extended.
- Proposed side window facing towards the gable of No. 2 would relate to a non-habitable room (WC) and therefore aspects not applied.
- Proposed side window within the rear extension facing towards No. 2 would be a secondary window and would be largely screened by the existing intervening boundary.
- The proposed front windows and door would be separated from the directly facing boundary by a highway and are therefore considered to be acceptable.
- Proposed rear ground floor windows would be screened by existing boundary treatments.
- The driveway to the front of the property would still reduced from approximately 8 metres to approximately 7.4 metres still allowing for at least 1 vehicle to be parked within the curtilage of the site as existing.

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 Site Location Plan, TDS-25-196-01, TDS-25-196-02, TDS-25-196-03, TDS-25-196-04 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and

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Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 22/04/2026		DM 22.04.2026	