

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 16/04/2026	Ref: 72895/FUL
Registration: 09/03/2026	LDFC: 15/04/2026	Expiry Date: 04/05/2026
Site Visit: 25/03/2026	Site Notice: 25/03/2026	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: DPIN
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey/single storey side extension with rear balustrade balcony

Location: Meadow Head, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PP

Description

The proposal relates to a two storey detached dwelling, located off a road served by Bradshaw Road. The boundary to the south is formed by a metal gate, with the other surrounding boundaries being formed by trees and hedging.

The proposal is to build a two/single storey side extension together with a balcony to the rear. The proposed ground floor side extension would project 4m from the original side elevation of the property and would span 9.4m down the northern side elevation of the property. The proposed first floor side extension would also project 4m but would span 7.5m down the northern side elevation, with the remaining 1.9m of roof area of the proposed ground floor extension being used as the proposed rear balcony.

The height of the proposed balcony would be approximately 4.2m with a glass balustrade surrounding, approximately 1.1m in height. The proposed side extension would incorporate a gable end roof, with an eaves height of 7.7m and a ridge height of 9.6m.

The area is residential and rural in nature. Parking at the site is off street, with the properties all featuring private driveways.

The site is located within the Green Belt.

Relevant Planning History

None

Publicity

3 neighbouring properties were consulted on 11/03/2026. A site notice was erected on 25/03/2026. No comments or observations have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

OL1	Green Belt
SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
NPPF	National Planning Policy Framework
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.

Green Belt

The volume of the existing built structures on the site are approximately 1690.5 cubic metres. The proposed increases the volume to approximately 2309.5 cubic metres and this equates to around a 36% increase. Although this increase in volume equates to over a 30% increase, which is usually not considered acceptable within the Green Belt, it is taken into account that the proposed will be sited away from any public vantage points and wholly within the curtilage of the dwelling. The existing boundary treatment would also be retained.

It is therefore considered that it would be unlikely to have any further impact on the openness of purpose of the Green Belt. The proposal is therefore acceptable and complies with the NPPF and UDP Policy OL1 Green Belt.

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 proposal would be sited out of view from public vantage points, and would be set down from the maximum height of the existing dwelling. Boundary treatment would also be retained.

Given this, even though materials are proposed that do not match the existing dwelling, it would not have an impact on the visual amenity of the area.

Existing bin storage arrangements would be retained for storage of bins on non-collection days.

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 Places for Everyone Joint Development Plan listed.

Residential Amenity

All neighbouring properties are sited away from the proposal.

Although a balcony is proposed, due to the siting of the proposed behind the existing dwelling, it would not lead to any further overlooking or privacy impacts than exist and therefore would be acceptable.

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 BA_DR_Zz_70_60_050 Rev 1, BA_DR_Zz_70_60_030 Rev 1, BA_DR_Zz_70_60_031 Rev 1, BA_DR_Zz_70_60_051 Rev 1, BA_DR_Zz_70_60_052 Rev 1 and BA_DR_Zz_70_30_010 Rev 2 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.

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- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building or be those as detailed in conditioned plan BA_DR_Zz_70_30_010 Rev 2.
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> CO 16/04/2026	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u> DM 17.04.2026
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