

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 05/06/2026	Ref: 73087/FUL
Registration: 14/04/2026	LDFC: 23/05/2026	Expiry Date: 09/06/2026
Site Visit: 04/06/2026	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: Front dormer

Location: 69 Newington Drive, Bury, BL8 2DZ

Description

The application property is a semi-detached dormer bungalow on the south-eastern side of Newington Drive. A small front garden area and low brick wall separate the front of the property from the pavement, with a small driveway for one car. Fencing forms the remaining boundaries.

The proposal is to extend the existing front dormer. The proposed dormer would extend from the front roof plane by 3.5m, would be 2.1m in height and 4.2m in length. It would be set back from the eaves of the existing dwelling by 0.8m and set down from the ridge height of the existing dwelling by 0.6m.

The area is residential in character, predominantly of semi-detached dormer bungalows. Parking within the area is mixed, with most properties benefiting from small driveways but parking on street is not restricted and therefore is common.

Relevant Planning History

70513 - Prior approval for single storey rear extension - Prior Approval Not Required - Extension 27/03/2024

70515 - Extension of existing front dormer - Approve with Conditions 17/04/2024

24/0213 - Not built in accordance with approved plans of planning permission 70515 - 11/06/2024

24/0375 - Erection of outbuilding - 27/09/2024

Publicity

7 neighbouring properties were consulted on 01.05.2026. No comments or observations have been received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

PFE Places for Everyone

NPPF National Planning Policy Framework

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.

Newington Drive is characterised by dormer bungalows, featuring front dormers of different scales and designs. For example, 89 Newington Drive features two gable fronted dormers in the front roof plane, whereas the application property features one almost full-width dormer in the front roof plane, set back from the eaves. Other properties feature smaller

front dormers, and another example is at 34 Newington Drive which features a balcony sited off the dormer. Given this, it is clear the character of the front dormer within the area is incredibly mixed and so it is not considered that the dormer proposed would appear intrusive or out of character within the street.

Materials proposed are also to be consistent with the existing property.

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

Residential Amenity

SPD 6 provides guidance on the aspect standards between residential developments.

Neighbours to the front retain over 24m interface distance, considered acceptable under the guidance contained within SPD 6.

Neighbours to the north would be sited in excess of 20m from the proposed, therefore considered acceptable.

Despite the proposed dormer coming further forward towards the front elevation, given the set back of 0.8m from the eaves, the proposed would not impinge at a 45 degree angle to the front dormer at the adjoining neighbour and is therefore considered acceptable.

Neighbours to the rear would not be further impacted by the development.

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 RAD/3511/26/3 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 Extensions to Residential Properties.

<u>Case Officer</u> CO 05.06.2026	<u>Date</u>	<u>Sign off Officer</u> DM 05.06.2026	<u>Date</u>
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