

DELEGATED REPORT

Report by Jane Langan	Date of report: 22/09/2026	Ref: 73546/FUL
Registration: 12/08/2026	LDfC: 15/09/2026	Expiry Date: 07/10/2026
Site Visit: 27/08/2026	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: 2 no. single storey rear extensions; Garage conversion with increase in roof height and link to single storey rear extension; Front porch

Location: 28 Euxton Close, Bury, BL8 2HY

Description

The property is a detached bungalow with attached garage at the side and garden and parking to the front. To the rear is a fenced garden which borders the rear garden to 7 Wheelton Close. The neighbouring property to the north side is No.26, a bungalow which has its garage attached to that to the site. To the opposite side No.30 is a two storey detached house set back from the site and with an attached garage and single storey along the side.

The application includes a single storey extension 5.6m deep and 3.6m across to the rear of the existing garage to form a utility and office. The garage would have the roof height increased by approximately 0.7m to meet the new extension height and be converted to a store and a dressing room and bathroom off an existing bedroom. A further single storey rear extension would project 6m deep from the existing kitchen for 5.5m across and form an extended dining area and lounge. To the front a porch would be added 1.2m deep and 2.27m across.

The agent has completed Certificate B and served Notice No.1 on 'The Owner' at No.26 and also via the rental company as there is an occupying tenant.

Relevant Planning History

71154 - Single storey rear extension and front porch - AC 04/11/2024.

Publicity

Surrounding neighbours were notified by letter on 24/08/26. A further letter was sent 01/09 to No.26 with regard to the amended description to include the garage conversion and increase in roof height. No responses have been received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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.

Visual amenity and design - The proposed porch would have a dual pitched roof. At 1.2m deep it would not project excessively. There would be a door/glazing to the front and the walls to the side blank. Materials would be pvc cladding or render to match the existing. The area sees a mix of materials and either would be acceptable. The increase in the garage height would be minimal and a garage door to the front to the store would be retained. As such there would be no significant change to the front of the property.

The single storey extending to the rear of the converted garage would be flat roofed and with doors to the garden side. The single storey to the opposite side would have a dual

pitched roof with doors to the rear and to the garden side. Materials would be marley modern tiles to the pitched roof and the walls would be in oak or black composite cladding or finished in render. The existing property is fully rendered and with the extensions located to the rear either of the proposed materials would be acceptable and are of a type commonly used on domestic extensions..

The proposal is considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

Parking - The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered in this respect. Parking would remain as existing to the front where, following the addition of the porch, there would still be ample parking.

Residential amenity - The proposed extension to the rear of the garage, and the height increase to the existing garage, would be to the side to No.26. This property is higher in levels at 0.335m and its flat roofed garage extends along the boundary deeper than the main rear elevation of the house. The proposed extension would project 5.6m out along the boundary from the rear of the garage to No.26. Taking a 45 degree line from the mid point of the closest rear window to No.26 there would be encroachment to the 45 degree line but not taking the 25 degree line as the proposed extension would be flat roofed and single storey. In terms of the outside space to No.26 then there would be 5.6m of development along the boundary. With No.26 at a higher level the flat roof height would be approximately 2.6m. It would be the same height as the garage to No.26 and fractionally higher than the 2.5m an outbuilding could be constructed at the site under permitted development.

To the opposite side No.30 is a two storey detached house set back from the application site and the side elevation has a flat roofed garage and single storey section up to the rear elevation. The proposed single storey to this side would be blank wall along the side and extend to be around level with the rear elevation to No.30.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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 ,2,3,4,5,6,7,8 received 12/08/26 and 5 & 8, including levels, received 03/09/26 and the development shall not be carried out except in accordance with the drawings hereby approved.

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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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JL	22/09/26	DM	25/09/2026