

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 20/02/2026	Ref: 72738/FUL
Registration: 14/01/2026	LDfC: 20/02/2026	Expiry Date: 11/03/2026
Site Visit: 11/02/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey side and rear extensions and garage conversion

Location: 28 Hillsborough Drive, Bury, BL9 8LF

Description

The application relates to a detached bungalow on the north-eastern side of Hillsborough Drive. The dwelling is separated from the pavement by a paved driveway to the front. The side and rear boundaries are bound by timber fencing with the garden sloping upwards towards the rear. The rear boundary is approximately 2m higher than the front.

The proposal is to build single storey side extensions together with a rear extension and the conversion of the existing garage.

In terms of the side extensions, the first would be built adjoining the rear elevation of the existing garage, projecting approximately 1.6m further towards the rear and projecting 3.1m from the existing side elevation of the property. It would incorporate a gable end roof a maximum of 3.9m in height and 2.4m to the eaves. There would then be a small courtyard area approximately 2.3m x 4.5m. The second part of the proposed side extension would also project 3.1m from the existing side elevation of the property and would be 3.9m in length. It would incorporate a gable end roof a maximum of 4m in height to match the existing property.

The proposed rear extension would project 3m from the existing rear elevation and the proposed side extension to form a wrap extension around the north-eastern corner of the property. It would be 10m in length and would incorporate gable end dual pitched roofing at the same height as the existing property.

The proposed garage conversion would replace the existing garage door with a small window approximately 1m x 1.7m.

Materials proposed include render to the front with brick to the rear of the property.

The street scene is characterised by detached bungalows on the north-eastern side of Hillsborough Drive. Many of these feature different extensions such as side and rear extensions similar to the proposed. Most parking is off street, with most properties featuring private driveways for up to 2 cars however on street parking is not uncommon.

Relevant Planning History

None

Publicity

5 neighbouring properties were consulted on 29/01/2026. No comments have been received.

Statutory/Non-Statutory Consultations

None relevant

Pre-start Conditions - Not relevant

Development Plan and Policies

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.

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 the proposed extensions are considered to be subordinate to the existing dwelling by virtue of the scale of the proposals as well as height of the proposals remaining consistent with the existing dwelling.

The proposed extensions would be set off the boundary by approximately 1.2m to ensure access for bin storage on non collection days.

The materials proposed are to be render and brick which, given the mix of materials used in the street scene, would be considered acceptable and the proposed would not appear incongruous within the area.

The proposed garage conversion would also represent a minor amendment to the existing front elevation of the property and is also a characteristic of other properties within the street scene and therefore would not appear out of character.

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-

Neighbours to the front of the property would not be impacted by virtue of the proposed extensions being sited to the rear of the property and the proposed garage conversion not introducing a habitable room window to the front elevation of the property.

In terms of the neighbour to the north-west, the proposed rear extension would project 3m from the existing rear elevation, consistent with policy outlined within SPD 6 and therefore considered acceptable. Sited away from the proposed side extension and garage conversion, there would be no impact.

In terms of the neighbour to the south-east, the proposed rear extension projects only 3m and is sited off the boundary and therefore considered acceptable. Furthermore, there are no windows proposed in the side extensions to face this property, only one utility door which would not cause any further impact to this neighbour than existing given there is already an existing external door facing this property which would be replaced by the proposed door to the utility room.

In terms of neighbours to the rear, the proposals leave 9m to the boundary and 21m to the neighbouring properties. This is considered acceptable as is compliant with guidance outlined within SPD 6.

Parking-

The proposal does not increase the number of bedrooms at the property and therefore, although there is the loss of the garage as a potential parking space, there are still 2 parking spaces on the driveway at the property which is therefore considered acceptable.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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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 1 of 7, 2 of 7, 3 of 7 and TQRQM26008122753253 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 or be those proposed under this application.
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 20/02/2026	<u>Date</u>	<u>Sign off Officer</u> DM 20.02.2026	<u>Date</u>
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