

DELEGATED REPORT

Report by Amanda

Date of report: 15/10/2025

Ref:72305/FUL

Uhunmwagho

Registration: 15/08/2025

LDfC: 30/09/2025

Expiry Date: 10/10/2025

Site Visit: 10/10/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Front porch; First floor front extension; Two storey rear extension with balustrade balcony

Location: 512 Bolton Road West, Ramsbottom, Bury, BL0 9RU

Description

The application relates to a large, previously extended two storey detached house. It is set within a large site with a low wall and hedges along the front boundary. There are fences to the side and rear boundaries and a hedge along part of the west side boundary. There is a large parking area to the front of the dwelling with drive access to a detached garage at the rear. There are open fields to the rear of the site which are part of the designated Green Belt. It is noted that the site is not within the Green Belt.

The proposal is to build a front porch, a first floor extension at the front and a two storey rear extension, with Juliet balcony. There would be some alterations to the external elevations and roof as well.

At the front the porch would extend around 1.6m forward of the existing front elevation and would be around 3.35m wide. It would have a flat roof. The first floor front extension would project around 1m forward of the existing first floor front elevation and it would measure around 3.5m wide. The roof would be pitched and there would be mock Tudor cladding to the front.

At the rear an existing sun room would be removed in order to build the proposed two storey extension. The extension would measure around 6.91m along the west side elevation and 8.3m across the rear. On the east side the extension would project 1m past the existing balcony at the rear of the house. The rear extension would have a flat roof modern design with larger windows and a Juliet balcony to the first floor. It would be rendered white. Also to the rear part of the existing elevation would also be rendered.

Relevant Planning History

70670 - Erection of gates at front - Withdrawn - Invalid 05/06/2024

70828 - Erection of 2m high gates at front - Approve with Conditions 05/07/2024

Publicity

4 neighbours notified on 09/09/2025 - No comments or objections 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

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

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.

A lot of the building is screened by existing hedges along the front boundary, but if these were ever removed the building would be in full view from the front. As the overall appearance of the building would remain very similar to how it is currently, with mock Tudor cladding and masonry it is considered that even if the hedge was to be removed the extended dwelling would not cause any significant detrimental harm to the existing streetscene.

The two storey rear extension would have a modern design with a flat roof and would be fully rendered. However, given that the dwelling is over 20m set back from the highway in front this part of the development would be relatively unseen in the public realm. There are also other areas of the dwelling which have flat roofs, including existing bay windows, the chimney stack to the side and also the new front porch. Given that the rear extension is mostly unseen it is considered that it would not have any significant detrimental impact on visual amenity and would be acceptable in this location.

Other external alterations including the change of roof tiles, the addition of Tudor cladding to the front and side elevations, the replacement of the corner bay window turret style roof with flat masonry parapet and the replacement of the wrought iron balustrade to the existing rear balcony with a glazed balustrade would be considered acceptable in this location.

There are many different styles of properties along Bolton Road West, with a variety of finished materials. The proposed works add a modern element to the property, whilst retaining a lot of its traditional 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 -

- There are no properties to the rear of the site and there would be over 11m from the two storey rear elevation to the rear boundary.
- There would be over 20m to the front boundary. As such properties on the opposite side of Bolton Road West would be an acceptable distance from the extended dwelling.
- The only change to the east side elevation would be the removal of one ground floor window and the addition of a door. These changes would not cause any seriously detrimental impact on residential amenity at no.510 Bolton Road West next door.
- On the west side elevation there would be a new stairwell window to the front of the property. As this window would be classed as non-habitable the separation distance to the shared boundary with no.514 would be considered acceptable in terms of SPD 6.
- There would also be two new ground floor living room windows to the west side elevation and first floor bathroom and secondary bedroom windows. The separation distance to the shared boundary with no.514 would be acceptable in terms of SPD 6. As such there would not be any significant detrimental impact on privacy levels at the neighbouring property and its garden areas.
- The proposed extensions would not have any impact on existing parking arrangements within the site.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the driveway to the front of the site and garage to the rear.

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 001 Rev A and 002 Rev A received on 08/09/2025 and drawings numbered 003 Rev B, 004 Rev B, 005 Rev B and 006 Rev B received on 09/10/2025 as modified by the email from Mr Andrew Gaskell dated 09/10/2025. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the 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.
- 3 The external finishing materials for the proposal hereby approved shall be masonry and Tudor cladding to match the existing building, as well as render to some walls and roof shall be finished in slate appearance or natural slate tiles.
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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 15/10/2025			