

**DELEGATED REPORT**

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| <b>Report by</b> Charlotte Orrell | <b>Date of report:</b> 01/05/2026 | <b>Ref:</b> 72999/FUL          |
| <b>Registration:</b> 23/03/2026   | <b>LDFC:</b> 01/05/2026           | <b>Expiry Date:</b> 18/05/2026 |
| <b>Site Visit:</b> 15/04/2026     | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 0              | <b>Con Area:</b> N/A              | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A   |                                   | <b>EIA:</b> NA                 |
|                                   |                                   | <b>Dec Level:</b> DEL          |
|                                   |                                   | <b>Stat Class:</b> HOUS        |

**Proposal:** Two storey extension at side and rear

**Location:** 1A Scholes Street, Bury, BL8 2RB

**Description**

The application relates to a two storey semi-detached dwelling on the southern side of Scholes Street. The front elevation is separated from the pavement by a brick driveway with a low boundary wall with a gap for both pedestrian and vehicular access. To the eastern side of the site, there is an access gate for pedestrian access to the rear garden. Brick walls and hedging form the boundaries to the rear garden.

The proposal is to build a two storey extension at the side and rear. The proposed side extension would project from the original eastern side elevation by approximately 1.8m and would span 7.5m in length, being set back from the original front elevation by 0.7m. It would incorporate a hipped roof with an eaves height of 5.3m and a ridge height of 7.9m.

The proposed rear extension would project 3m from the rear elevation of the property and would span approximately 5m in width. It would be set off the party boundary with the adjoining property by 2.5m. It would also incorporate a hipped roof which would have an eaves height of 5.3m and a ridge height of 7.1m.

The area is predominantly residential, with a recreational park sited to the east of the property. Parking in the locality is mixed with some properties featuring driveways however terraced residential dwellings largely dominant the area and so parking on street is common and unrestricted.

**Amendments**

Amendments were sought in order to remove a window serving a dining room on the western side elevation of the proposed rear extension. Habitable room windows on side elevations are not supported. It was requested by the applicant that instead of removing the window, it was made obscure glazed and non opening. This was considered acceptable and has been noted on the plans, which will be conditioned within the approved plans.

**Relevant Planning History**

None

**Publicity**

4 neighbouring properties were consulted on 09/04/2026. No comments have been received.

**Statutory/Non-Statutory Consultations**

EDS Head of Parks and Countryside - no comments received

Cadent Gas Ltd (formerly National Grid) - no comments received

**Pre-start Conditions - Not relevant**

**Development Plan and Policies**

|       |                                                             |
|-------|-------------------------------------------------------------|
| SPD6  | Supplementary Planning Document 6: Alterations & Extensions |
| SPD11 | Parking Standards in Bury                                   |
| 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 proposed two storey side extension would be set off of the boundary by approximately 1.7m to the front of the property and would be set back from the front elevation by 0.7m. The proposed roof would also be set down from the existing ridge height of the property by 0.2m as viewed from Scholes Street. Given this it would appear as a subordinate addition.

The proposed rear extension would not be visible from Scholes Street and so would have a limited impact on the visual amenity of the street scene. It would however be visible from the east, Whitehead Park. Despite the property being at a higher ground level, the roof of the proposed rear extension would be set lower than the existing ridge height by approximately 1m. The proposed rear extension would also be set off the rear boundary by over 14m. Given this, it would not appear as an overbearing addition.

Materials proposed are also to match the existing property so the proposals appear as consistent additions to the host dwelling, and bin storage would be retained to the rear 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**

SPD 6 provides guidance on aspect standards between residential dwellings.

All properties to the front retain 15m of interface distance, and the proposal introduces no additional habitable windows at the front and therefore there is unlikely to be any further impact.

1 Scholes Street is the adjoining neighbour. SPD 6 states that single storey rear extensions projecting 3m will usually be considered acceptable. The proposed ground floor rear extension projects 3m and so is considered acceptable. The proposed dining room window on the ground floor facing this neighbour is proposed to be obscure glazed and non opening to prevent any further privacy impacts.

SPD 6 also states that extensions may be acceptable where they do not impinge on neighbouring habitable room windows at a 45 degree angle. The proposed first floor rear extension is set off the party boundary by approximately 2.5m, and would not impinge on any habitable room windows. Given this, it would be considered acceptable.

### **Parking**

The proposal would increase the number of bedrooms from 3 to 4 and SPD 6 requires parking spaces as set out in SPD 11 Parking Standards to be considered.

The dwelling is sited within Zone 3 with the parking standard for 4 bedroom properties and greater being 3 off road car parking spaces. The existing car parking provision at the property is 2 off road spaces with at least one of these being lost by the proposal.

Despite this, parking on street at the locality is common and unrestricted, and one car parking space is potentially retained. Furthermore, the site is sustainably linked, being within walking distance to public transport links (330m approx. to bus stop).

Given this, the parking provision in this instance is considered acceptable.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 TDS-25-196-04 Rev / and TDS-25-196-05 Rev / 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><br>CO 01/05/2026 | <u>Date</u> | <u>Sign off Officer</u><br>DM 01.05.2026 | <u>Date</u> |
|--------------------------------------|-------------|------------------------------------------|-------------|