

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 30/04/2026	Ref: 72911/FUL
Registration: 20/03/2026	LDfC: 16/04/2026	Expiry Date: 15/05/2026
Site Visit: 15/04/2026	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: First floor rear extension

Location: 19 St Georges Road, Bury, BL9 8JG

Description

The application relates to a two storey detached dwelling on the eastern side of St Georges Road. The front elevation of the property is separated from the pavement by a driveway, with an access gate to the south of the site for pedestrian access to the rear garden. The rear garden boundaries are formed by timber fencing, with a slight increase in ground level towards the rear boundary.

The proposal is to build a first floor rear extension. It will project 3.4m from the original rear elevation and will span the width of the property at 7.6m. A hipped roof will be incorporated, 5.4m to the eaves and 7.6m to the ridge to match that of the existing dwelling.

The locality is residential in nature, predominantly of two storey detached dwellings. Parking is generally off street with most properties featuring large driveways however on street parking is unrestricted and not uncommon.

Amendments

Amendments were sought to remove two bedroom windows proposed on each side elevation of the property. Habitable room windows on side elevations are not supported.

Relevant Planning History

58196 - Single storey extensions at front and rear - Withdrawn by Applicant 15/12/2014
58395 - Single storey extensions at front and rear (Resubmission of 58196) - Approve with Conditions 13/03/2015

Publicity

5 neighbouring properties were consulted on 26/03/2026. Two objection letters from one neighbouring property were received detailing the following concerns:

- a double storey extension would over shadow the neighbours garden and will impinge on daylight and view of trees and surrounding area.
- windows proposed on the side of the property would look directly down into the neighbour's garden and into their lounge leading to an impact on privacy
- there are no 2 storey extensions in the surrounding area.
- the area was classed as low density as the developer's allowed green spaces within the development.
- If this development is allowed to proceed it could set a precedence and would alter the original outlook of the area which is 4 bedroom detached family homes.
- photographs were submitted indicating how the neighbour's view to the north would be impacted

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
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 would be sited to the rear of the property and would incorporate a hipped roof matching the height of the existing dwelling. For this reason, it is unlikely that it would be visible from the street scene and therefore would have no impact on the visual amenity of the area.

Materials are also proposed to match that of the existing dwelling, and bin storage would remain unchanged 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.

Neighbours to the rear would retain approximately 24m, and the proposed would be sited over 7m away from the neighbouring boundary to the rear. This complies with the guidance within SPD 6 and is therefore considered acceptable.

17 St Georges Road is sited to the north of the application property. SPD 6 states that extensions should not impinge at a 45 degree angle to neighbouring habitable room windows. The proposed would not impinge on a 45 degree angle to any habitable room windows in the rear elevation of this neighbour and therefore would be considered acceptable. Despite being sited to the south, the proposed would not overshadow the entire rear garden area of this neighbour and therefore would be considered acceptable.

21 St Georges Road is sited to the south of the application property. The proposed would also not impinge at a 45 degree angle to any habitable room windows at this neighbour, therefore considered acceptable. As this neighbour is sited to the south, the orientation of the properties means that the proposed would be out of the natural arc of the Sun when viewed from the garden of 21 St Georges Road and therefore would cause limited overshadowing.

Response to Objection Comments:

The proposed side windows have been removed from the proposal.

The proposed would have no impact on the green spaces as viewed from the street scene, and is unlikely itself to be visible from the street.

The proposed retains the property as being a 4 bedroom home, though this is not a material planning consideration and people have the right to extend their properties.

View from neighbouring properties is not a material planning consideration.

All other concerns addressed within the body of the report.

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 A100 Rev C and A103 Rev C 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>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO	30.04.2026	DM	01.05.2026