

DELEGATED REPORT

Report by Helen Leach	Date of report: 17/04/2026	Ref: 72947/FUL
Registration: 17/03/2026	LDfC: 10/04/2026	Expiry Date: 12/05/2026
Site Visit: 18/03/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey extension at side/rear and pergola at rear; Alterations to first floor at rear to form juliette balcony; Alterations to front porch; Replace part boundary wall at side with fence

Location: 506 Bolton Road West, Ramsbottom, Bury, BL0 9RU

Description

The application site relates to a semi-detached two storey Tudor style dwelling. The dwelling is located within a ribbon development of individual styled properties. The dwelling has been extended at the rear with a single storey extension. There is a driveway at the side and there is a detached garage at the rear.

There are dwellings to the south, east and west and open land to the north.

The proposed development involves the demolition of the garage, the provision of a juliette balcony on the rear at first floor level and a two storey side and rear extension. The proposed side/rear extension would measure 3.86 metres by 10.74 metres.

Relevant Planning History

71797 - Single storey extension at side/rear and pergola at rear; Alterations to front porch; Replace part boundary wall at side with fence at 506 Bolton Road West, Ramsbottom. Approved with conditions - 29 May 2025.

Adjacent site

45780 - Two storey extension at side including raising eaves of existing garage: single storey extension at rear at 508 Bolton Road West, Ramsbottom. Approved with conditions - 3 March 2006.

72858 - Two storey side extension; Single storey rear extension with balustrade balcony on top; Alter flat roof to pitch roof on existing single storey rear extension; Addition of bay patio doors to rear first floor with juliette balcony at 508 Bolton Road West, Ramsbottom. Approved with conditions - 30 March 2026.

Publicity

The neighbouring properties were notified by means of a letter on 18 March 2026. There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3 Extensions and Alterations

HT2/4 Car Parking and New Development
SPD6 Supplementary Planning Document 6: Alterations & Extensions
SPD11 Parking Standards in Bury

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.

SPD 6 seeks to prevent first floor side extensions from causing a terracing effect by requiring a 1.5 metre set back to the main frontage or to the boundary. In this instance, there would be a gap of 1 metre between the proposed extension and the boundary with No. 504. There is a distance of 1.3 metres between No. 504 and the boundary and as such, it is unlikely that this dwelling would extend to the side. Therefore, the proposed development would not lead to the uncharacteristic linking up of dwellings.

The proposed extension would have a pitched roof, which would replicate the shape and style of the existing dwelling. The proposed garage doors and window would be suitably aligned and the use of matching materials would be appropriate.

Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policy H2/3 of the Bury Unitary Development Plan and SPD6.

Residential amenity - SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

- There would be 16.6 metres between the proposed Juliette balcony and the rear boundary, which would be in excess of the 7 metre aspect standard.
- There would be over 30 metres between the proposed bedroom window and the dwelling opposite, which would be in excess of the 20 metre aspect standard.
- The proposed two storey extension would not project beyond the existing single storey extension and as such, would not have a significant adverse impact upon the amenity of the occupiers of No. 508.
- The proposed two storey extension would not cross the 45 degree line and as such, would not have a significant adverse impact upon the amenity of the occupiers of No. 504.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy H2/3 of the Bury Unitary Development Plan and SPD6.

Parking - SPD11 states that a 4 bedroom dwelling should provide 3 parking spaces.

The proposed site plan confirms that 3 parking spaces can be provided and as such, the proposed development would comply with the maximum standards in SPD11. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

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 BRW-RALA-XX-XX-DR-A-(PL)-0000 P01, BRW-RALA-XX-XX-DR-A-(PL)-0001 P00, BRW-RALA-XX-XX-DR-A-(PL)-0002 P00, BRW-RALA-XX-XX-DR-A-(PL)-0003 P02, BRW-RALA-XX-XX-DR-A-(PL)-0004 P02, BRW-RALA-XX-XX-DR-A-(PL)-0005 P01, BRW-RALA-XX-XX-DR-A-(PL)-0006 P02, BRW-RALA-XX-XX-DR-A-(PL)-0000 P02 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 17/04/2026		DM 01.05.2026	