

DELEGATED REPORT

Report by Tom Beirne	Date of report: 08/04/2026	Ref: 72862/FUL
Registration: 03/03/2026	LDFC: 02/04/2026	Expiry Date: 28/04/2026
Site Visit: 07/04/2026	Site Notice: N/A	Press Date: 12/03/2026
Objections: 0	Con Area: HOLC	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey rear extension with timber cladding; new facing brick to external walls; new black upvc windows and doors and installation of solar tiles to roof at front

Location: Meadow Heys, Moorbottom Road, Ramsbottom, Bury, BL8 4NS

Description

The application relates to a small detached red brick bungalow sited within a large garden on the lower slopes of Holcombe Hill. The plot is made up of a series of terraces, stabilised by gabbions, with the house in the lower section. The site is within the Green Belt, West Pennine Moor and Holcombe Village Conservation Area where there is an Article 4 restriction and permitted development rights have been removed..

A previous application for the extension of the house and the construction of two outbuildings within the terraced garden area was approved in February 2025.

This proposal seeks to amend previously approved scheme.

- The single storey rear extension, previously approved would be retained but with the rear and inner/west facing elevation of the single storey extension would be clad in vertical timber boarding.
- Solar tiles would be incorporated into the south facing roofplane.
- The existing brick, in poor condition, would be replaced with a red 'heritage' brick.
- The existing white Upvc windows would be replaced with black Upvc to match the black fascia.
- The previously approved rear dormer has been omitted.

Relevant Planning History

02981/E - Increase in size of the dwelling footprint; increase in the roof pitch and ridge height; construction of an annex to contain a home office; construction of an annex to contain 1 bedroom accommodation ancillary to the enjoyment of the dwelling. - Enquiry completed 02/07/2024

71313 - Single storey rear extension; Rear dormer; Erection of 2 no. outbuildings; Installation of gates to existing stone pillars - Approve with Conditions 05/02/2025

71649 - Non-material amendment following the grant of planning permission 71313 (Single storey rear extension; Rear dormer; Erection of 2 no. outbuildings; Installation of gates to existing stone pillars):

Increasing the roof pitch over the annex (gym and media room) from 15 degrees to 25 degrees. - Approve with Conditions 12/03/2025

72359 - Variation of condition 2 (approved drawings) of planning permission 71313 to amend walling material of annex to burnt wood vertical cladding - Refused 30/10/2025

Publicity

Immediate neighbours notified by letter dated 06/03/2026. Press and site notices posted. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection to revised plans.

Pre-start Conditions - Applicant/Agent has agreed with pre-start condition.

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
EN2/2	Conservation Area Control
H2/3	Extensions and Alterations
EN4/1	Renewable Energy
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt

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.

Green Belt - With the omission of the rear dormer, the scheme has reduced in scale from the previously approved scheme. The proposal would have no material impact on the character and openness of the Green Belt and complies with green belt policy OL1/2 and guidance in SPDs 6 and 8.

Visual amenity and Impact on Conservation Area - The bungalow, built in the early 20th Century is attractive but has been extended and altered and has limited heritage value. The replacement of the existing red brick with a red 'heritage' brick on the house and extension would be acceptable and retain the character of the house within the conservation area.

The vertical timber cladding on the rear and west side of the single storey extension would not be prominent and would not appear particularly incongruous on the property or within the wider the conservation area.

The solar tiles would sit comfortably within the roofplane and be an improvement over the solar panels, initially proposed. A condition would be attached to secure the tiles are appropriate.

The proposal would retain the character and appearance of the conservation area and therefore complies with UDP Policies EN1/1 Visual Amenity, EN2/1 Character of Conservation Areas and EN2/2 Conservation Area Control.

Residential amenity - Given the nature and scale of the proposal and relationship with neighbours, there are no residential amenity issues arising. The proposal is acceptable and complies with UDP Policy H2/3 and SPD6 relating to extensions and alterations.

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 PK-00, 01, 02A, 03 and 04 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 Details/Samples of the bricks and solar tiles to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved bricks/tiles shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy H2/3 Extensions and Alterations.

DELEGATED REPORT

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	08/04/2026		