

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 14/04/2026	Ref: 72794/FUL
Registration: 30/01/2026	LDFC: 04/03/2026	Expiry Date: 27/03/2026
Site Visit: 11/02/2026	Site Notice: 11/02/2026	Press Date: 19/02/2026
Objections: 0	Con Area: RAMS	Adv Type: CA
Reason for Delay: N/A		EIA: NA Dec Level: DEL Stat Class: HOUS

Proposal: Single storey rear extension, loft conversion with front and rear dormers, partial reclad and external modifications

Location: 1 Prospect House, Tanners Street, Ramsbottom, Bury, BL0 9ES

Description

The application relates to a two storey, stone dwelling at the top of the residential area sited to the west of Tanners Street. The front boundary opens onto a stone driveway area, with an access gate to the south-west of the site for both vehicular and pedestrian access. There is an access gate to the rear garden for pedestrians towards the southern side of the site, with the rear boundaries being formed by hedges and trees.

The proposal is to build a single storey rear extension together with the conversion of the loft and building of front and rear dormers. A partial reclad and external modifications, including window frame amendments are also proposed.

The proposed single storey rear extension will project a maximum of 3.8m from the original rear elevation of the property and would be 5.9m in width, set in approximately 5.3m from the adjoining neighbour to the north. It would incorporate a gable feature roof, a maximum of 4.2m in height, with an eaves height of 3m. There would also be a raised patio area associated with the proposed rear extension, a maximum of 0.5m in height.

The proposed front dormer would be 2.9m in width and would incorporate a dual pitched gable feature roof 2m in height. It would project a maximum of 3.7m from the front roof plane and would be set off the eaves by approximately 1m.

The proposed rear dormer would be a maximum of 2.9m in width and would also incorporate a dual pitched gable feature roof, a maximum of approximately 1.5m in height. It would project a maximum of 3.4m and would be set off the eaves by approximately 2m.

The loft conversion would also incorporate 3 rooflights in the front roof plane, and 4 rooflights in the rear roof plane.

The proposed reclad would amend the front, side and rear elevations to incorporate natural stone render, to match that of the northern part of the property.

The window amendments would be aluminium frame casement windows.

The site is located within the Ramsbottom Conservation Area.

The locality is residential in nature, with a mixture of property types and styles. Parking in the locality is mostly on small side streets or on private driveways.

Amendments

Discussions were undertaken with the Conservation Officer to come to an agreement regarding the window frame materials used.

Relevant Planning History

53569 - Single storey conservatory at rear - Approved with Conditions 14/03/2011

Publicity

14 properties were consulted on 10/02/2026. A Site Notice was also erected on 11/02/2026 and a Press Notice published on 19/02/2026. No comments or observations have been received.

Statutory/Non-Statutory Consultations

Conservation Officer - no objections

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
JP-P2	Heritage
NPPF	National Planning Policy Framework

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.

Heritage and 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 proposal would be sited within the Ramsbottom Conservation Area, therefore a heritage statement is a requirement. Consulting with the National Planning Policy Framework (NPPF) clause 207 requires that the applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. A heritage statement has been submitted in support of this application, acknowledging the significance of the Conservation Area as a whole as well as the site and immediate area and makes an assessment of the proposals within this context.

The proposed front dormer would not appear disproportionate within the roof plane, and would be set in over 3m from the side elevations. Due to the siting of the property, it would also be mostly out of view from popular public vantage points and therefore would not appear as an intrusive addition.

The proposed rear dormer would also be a proportionate addition to the rear roof plane, and would not appear overly dominant. The proposed windows would also align with windows within the existing property and as such it would appear as a consistent addition.

The proposed rear extension would incorporate a dual pitched roof, favoured over flat roofing and is considered to be of a scale subordinate to the existing dwelling. The proposed rear raised patio would be a maximum of 0.5m in height, and as such would not be visible from the street scene and would not impact.

Materials proposed are to be the same as that of the existing dwelling, and bin storage would be retained to the rear for storage of bins on non collection days.

The proposed would be located within the curtilage of the application property and the materials proposed are consistent with the existing property. The Conservation Officer was consulted and following discussions, and agreement for the windows to be aluminium framed no objections were raised. The proposal is therefore acceptable subject to the materials conditions acknowledged within the conditions of this report.

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 would preserve the character of the Conservation Area in compliance with the NPPF and UDP

Policies EN2/1, EN2/2 and EN2/3 with regard to conservation areas.

Residential Amenity

2 Prospect House is the adjoining neighbour to the north. SPD6 states that rear extensions projecting 3m from the original rear elevation are considered acceptable. Although the proposed rear extension projects approximately 3.8m, the SPD goes on to state that longer extensions may be acceptable where they do not impinge on neighbouring habitable windows at a 45 degree angle. Given the proposed rear extension is set in from the party boundary with 2 Prospect House by 5.3m, it would not impinge and is therefore considered acceptable. The proposed rear extension does propose glazing to the northern elevation facing this neighbour however given the separation distance, ground level differences and the fact that the proposed replaces an existing glazed conservatory, it would not cause any further impact than exists.

The proposed rear raised patio area would be a maximum of 0.5m in height, and would be sited 5.3m away from the boundary with 2 Prospect House. Given the scale of the raised patio area, and the existing ground level differences within the area, it would not cause any impacts.

In terms of the proposed dormers, they are unlikely to cause any further overlooking impact than existing, and would not impinge on any habitable windows and therefore are considered acceptable.

All other properties retain approximately 13m between the proposed rear extension, and neither of the dormers directly face any neighbouring property and therefore would present no further impact.

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 201-3 Rev A, 210-3 Rev C, 211-3 Rev A, 203-3, 202-3, 200-3 and 001_3 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, with the window frame material being aluminium.
Reason. In the interests of visual amenity, to preserve the character and appearance of the conservation area and to ensure a satisfactory development pursuant to the

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following Policies of Bury Unitary Development Plan H2/3 - Extensions and Alterations of the Bury Unitary Development Plan, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control 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	14/04/2026	HP	14/04/2026