

**Ward:** Radcliffe - North and Ainsworth

**Item** 05

**Applicant:** A&J Riu Ltd T-A Casalingo

**Location:** 23 Church Street, Ainsworth, Bolton, BL2 5RA

**Proposal:** Single storey flat roof rear extension

**Application Ref:** 72105/Full

**Target Date:** 22/09/2025

**Recommendation:** Approve with Conditions

**This application is being presented to Planning Control Committee as it has been submitted on behalf of Cllr J Lancaster**

### **Description**

The application site lies within Ainsworth Conservation Area. It relates to a property in use as a restaurant (Class E) located at 23 Church Street, Ainsworth. It is a white rendered property that is located on Church Street at the crossroads junction of Victoria Street and Bradley Fold Road. The application site is on the corner of Victoria Street.

The rear of the property backs onto an unadopted lane which shares a border with properties on Camden Close. The gable of no. 4 Camden Close is located directly behind the application site, albeit is orientated away from the back street, so the property does not directly overlook the rear of the application site.

The building forms the western end of a terrace row of properties, nos. 23 - 41 (odd) Church Street.

Historically, the application site was two properties. It is in use as a restaurant (Use Class E) - 'Casalingo Italian Restaurant'. It has a stainless steel flue projection on the rear elevation which extends up the rear elevation and projects above eaves level by approximately 0.55 metres. It also has a small brick built pitched roof single storey extension. Part of the rear elevation of the building is rendered, part is traditional brick. The rest of the terrace to which the application site forms have rendered rear elevations.

Permission is sought for a single storey rear extension that proposes to be fully rendered. The rear extension would project from part of the rear elevation of the building by approximately 3.0 metres. The extension would have a width of approximately 4.7 metres. It would have a mono-pitch roof with an eaves height of approximately 2.8 metres.

### **Relevant Planning History**

27135 - Single storey rear extension - Approved, 28/05/1992

26497 - Single storey extension at rear to form Laundry Room - Approved, 28/11/1991

25674 - Change of Use of part of dwelling (no.21) to provide extension to Lounge and Bar Area of adjoining Restaurant - Approved, 23/05/1991

01843 - 2 campoes on side elevation at first floor level - Refused, 28/07/1989

15147 - Escape staircase, flue enclosure and box fascia sign - Approved, 10/11/1983

### **Publicity**

The application has been advertised by Site Notice erected in front of the property.

9 neighbours have also been notified by letter.

One representation has been received that questioned how big the proposed extension would be and raised concerns that the loss of the car parking space within the rear yard would put further pressure on the lack of car parking provision in the locality.

### **Statutory/Non-Statutory Consultations**

**Conservation Officer** - No objections

**Environmental Health - Contaminated Land** - No objections

**Environmental Health - Pollution Control** - No objections

**Traffic Section** - No objections, subject to a condition securing details of where construction materials would be stored.

**Pre-start Conditions** - Not relevant

### **Development Plan and Policies**

EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
JP-C1	Our Integrated Network
JP-C4	Strategic Road Network
JP-C8	Transport Requirements of New Development
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.

### **Sites location within a Conservation Area and Visual Amenity**

The application site is within Ainsworth Conservation Area. The first consideration in the assessment of this application is therefore the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of planning functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

As defined by the NPPF, the Conservation Area is a designated heritage asset.

UDP Policies EN2/1 and EN2/2 concern themselves with development in conservation areas requiring all development to accord with the requirements of the above-mentioned act. Extensions should be compatible with the host building and the character and appearance of the conservation area.

The proposed extension would be single storey and have a flat roof. It would be positioned centrally upon the rear elevation of the building.

The proposed extension would appear subordinate to the host property. Due to its single storey scale, it being set well in from the gable end of the property, its massing, design and materials, the proposal would have a neutral impact on the character and appearance of the conservation area. Accordingly, the proposal would preserve the character and appearance of Ainsworth Conservation Area. Given the above, then proposal also complies with the relevant criteria within UDP Policy EN1/2.

### **Residential Amenity**

Neighbouring properties exist on either side of the application site. One of the neighbouring properties, no.21 Church Street, is positioned on the opposite corner of Victoria Street to the application property. No. 25 Church Street shares a party wall with the application site. Properties on Camden Close boarder the back lane/ street to the rear.

Due to the single storey nature of the proposed development, its central location on the rear elevation of the application building and the presence of the traditional brick boundary wall along the back lane/ street, the proposal would be sited a sufficient distance from neighbouring dwellings and would not cause any loss of light or privacy.

To conclude, the proposal would not cause any demonstrable harm to the amenity of neighbouring residents.

### **Parking and Highway Safety**

The representation asserts that parking is at capacity within Ainsworth village. Having visited the village in an evening, it is evident that the on-street car parking bays are full, as too, were adjoining and nearby streets. The representation advises that the applicant parks their car within the rear yard area. The proposal seeks to extend the kitchen facilities at the restaurant. Whilst the reason for this has not been stated, it is likely to be due to health and safety legislation and a better running operation. Whilst the kitchen area is proposed to increase, the proposal would not increase the number of covers/ customers eating/ attending the property.

The proposal would result in the loss of part of the rear yard area, which appears to have been used to park one car. Whilst this may be the case, the NPPF is clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe. The addition of one car, parking on-street, would not result in conditions that would be demonstrably detrimental to highway safety and certainly would not cause severe residual impacts on the highway network. The proposal thus accord with the requirements of paragraph 116 of the NPPF (2024) and PfE Policy JP-C1.

**Recommendation:** Approve with Conditions

**Conditions/ 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 the following drawings:

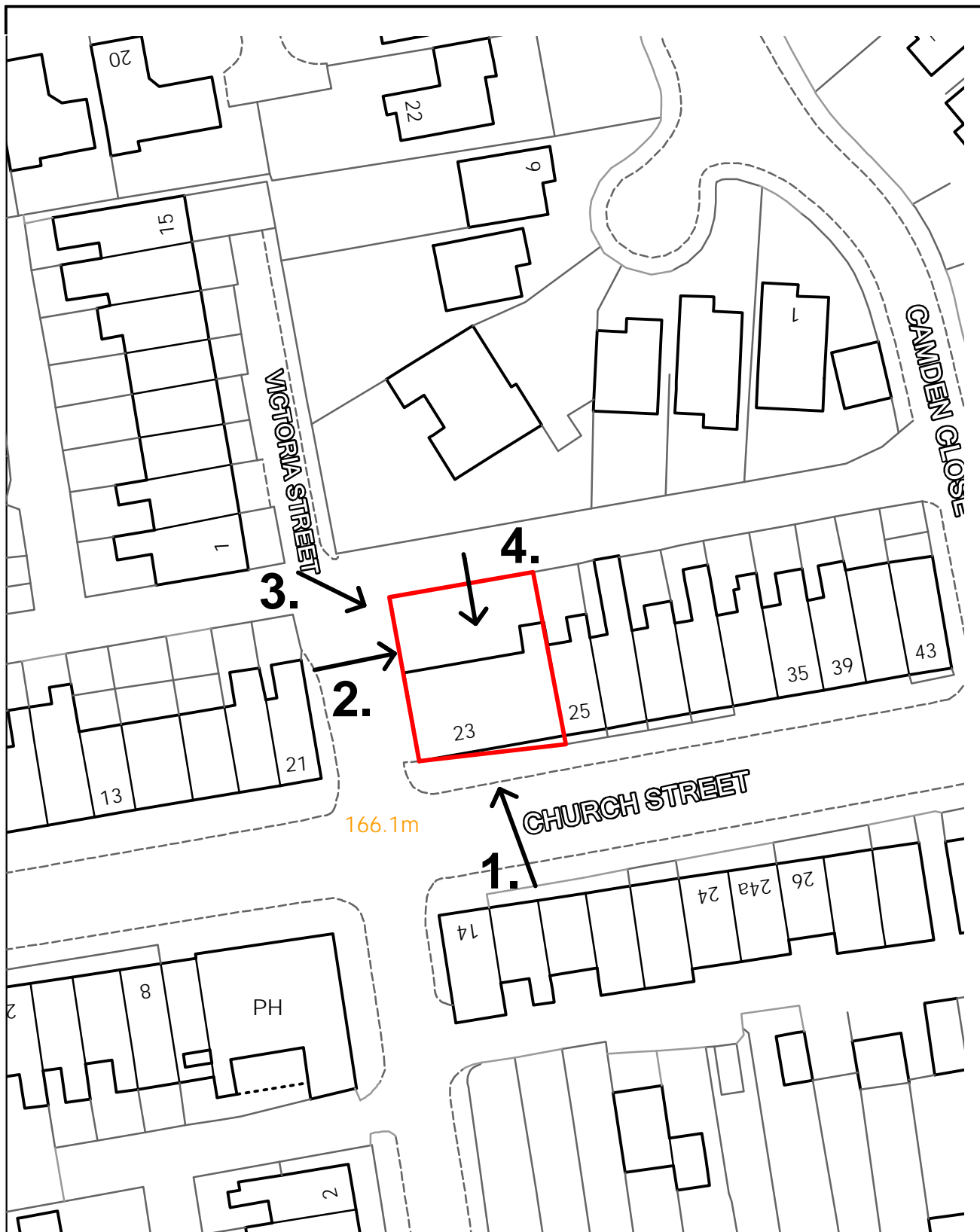
Drawing no. 347-404: Location Plan;  
Drawing no. 247-406: Proposed Block Plan  
Drawing no. 347 - 401 Rev.A: Proposed Floor Plan; and,  
Drawing no. 347 - 403 Rev. A: Proposed Elevations

numbered ..... 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.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

# Viewpoints - 72105



ADDRESS: 23 Church Street, Ainsworth,  
Bolton, BL2 5RA



## Planning, Environmental and Regulatory Services

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**72105**

**Photo 1** - Church Street Frontage



**Photo 2** - View from Victoria Street of the rear yard area





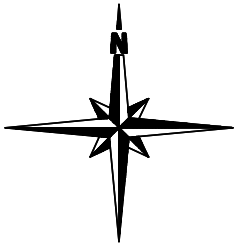
**72105**

**Photo 3** - Rear and Side Elevation

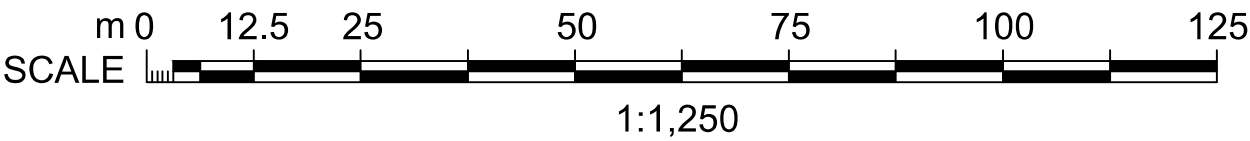


**Photo 4** - View from street at rear





Proposed Works



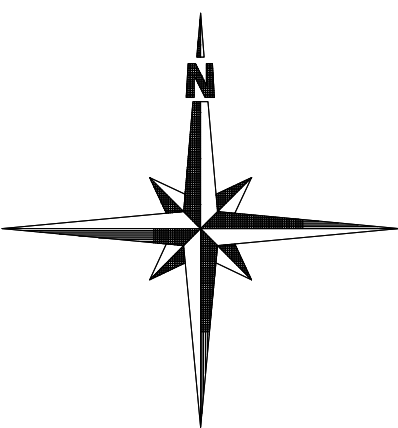
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Client			
CASALINGO			
Date	June 2025	Status	Planning
Drawn	JB	Checked	JS
Scale	1:1250	Size	A4
Rev.	-	Drawing No. 347 - 404	
Drawing Title			
Location Plan			
Project Title			
Casalingo Restaurant			
23 Church Street, Ainsworth			
Bolton, BL2 5RA			



JSA DESIGN





Client

CASALINGO

Date June 2025 Status Planning

Drawn JB Checked JS

Scale 1:500 Size A3

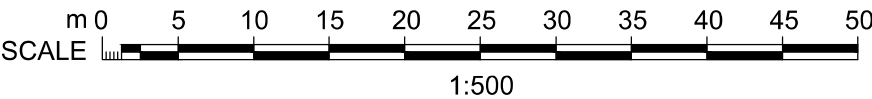
Rev. - Drawing No. 347 - 406

Drawing Title  
Proposed Block Plan

Project Title  
Casalingo Restaurant  
23 Church Street, Ainsworth  
Bolton, BL2 5RA



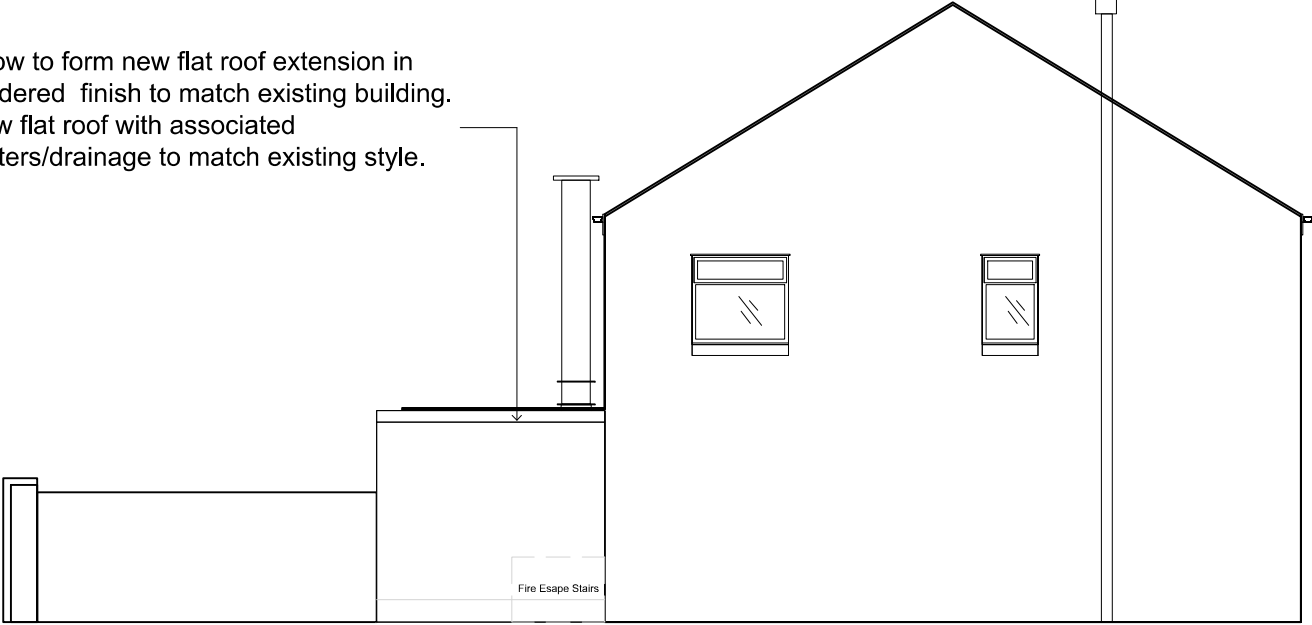
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PROPOSED FRONT ELEVATION Scale 1:50

Allow to form new flat roof extension in rendered finish to match existing building.  
New flat roof with associated gutters/drainage to match existing style.



PROPOSED EAST FACING ELEVATION Scale 1:50

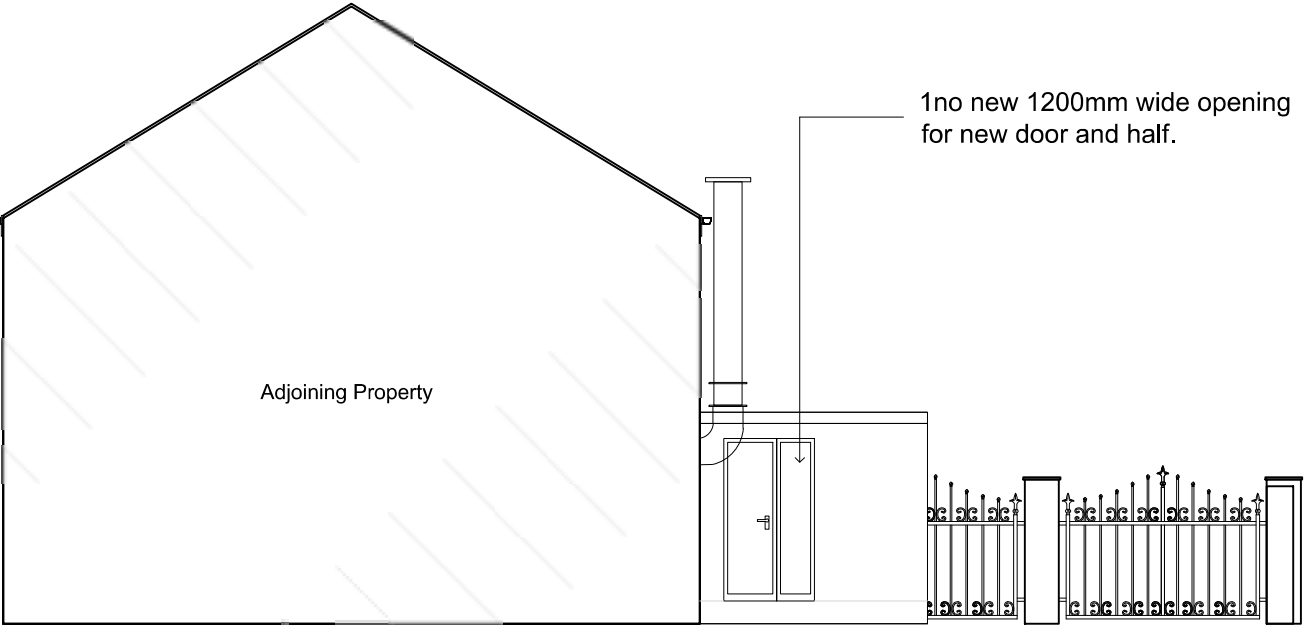
1no new 1200mm wide upvc window.

Allow to form new flat roof extension in rendered finish to match existing building.  
New flat roof with associated gutters/drainage to match existing style.



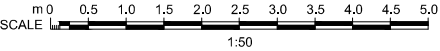
PROPOSED BACK ELEVATION Scale 1:50

1no new 1200mm wide opening for new door and half.

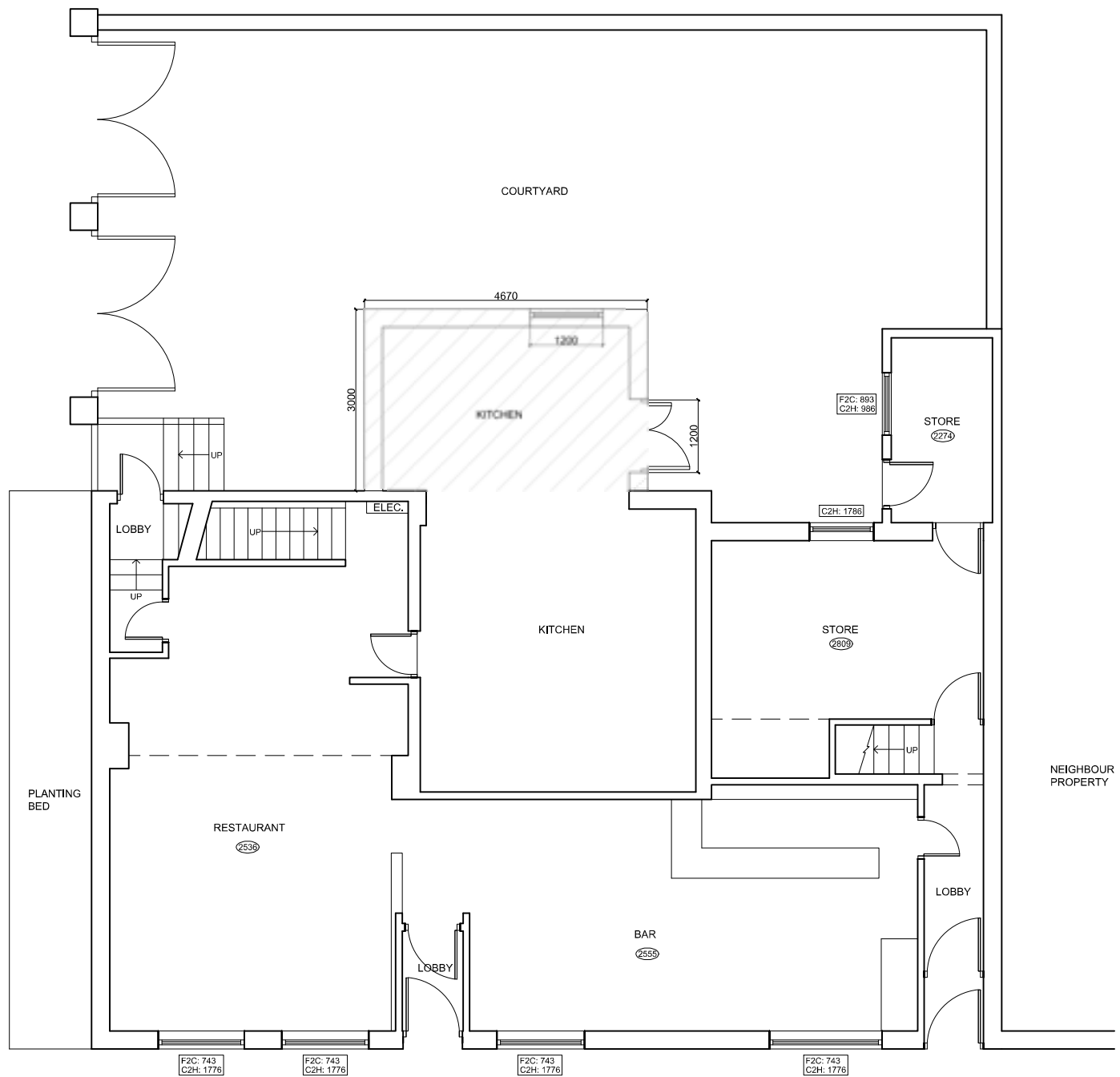
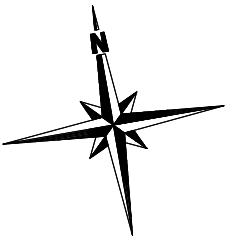


PROPOSED WEST FACING ELEVATION Scale 1:50

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A 25.07.25 Flue added to all elevations.			
Client CASALINGO			
Date	June 2025	Status	Existing
Drawn	JB	Checked	JS
Scale	1:50	Size	A1
Rev.	A	Drawing No.	347 - 403
Drawing Title Proposed Elevations			
Project Title Casalingo Restaurant 23 Church Street, Ainsworth Bolton, BL2 5RA			
JSA DESIGN			

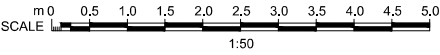


PROPOSED GROUND FLOOR PLAN

- NOTES:
- Form new flat roof extension in rendered finish to match existing building.
  - New flat roof with associated gutters/drainage to match existing style.
  - 1no new 1200mm wide opening for new door and half.
  - 1no new 1200mm wide upvc window.



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A 25.07.25 Extension use labelled.	
Client CASALINGO	
Date June 2025	Status Planning
Drawn JB	Checked JS
Scale 1:50	Size A1
Rev. A	Drawing No. 347 - 401
Drawing Title Proposed Floor Plan	
Project Title Casalingo Restaurant 23 Church Street, Ainsworth Bolton, BL2 5RA	
JSA DESIGN	