

Conversion of Existing Barn to a Contemporary Single-Storey Two-Bedroom Dwelling
Three Gates Farm, Turton Road, Tottington, Bury. BL8 3QG



Planning Statement – Conversion Of Class B8 Building To Residential Dwelling, Bury

Planning Statement

1. Introduction

This Planning Statement accompanies a **full planning application** for the conversion of an existing Class B8 (Storage and Distribution) building into a single two-bedroom dwelling. The site is located within the Metropolitan Borough of Bury, Greater Manchester and lies within the designated Green Belt.

The proposal seeks planning permission for the re-use of an existing building of permanent and substantial construction, please refer to Philip Wright Assoc. Structural Engineer's appraisal. The development is considered appropriate development within the Green Belt, in accordance with national and local planning policy, as it preserves the openness of the Green Belt and does not conflict with its purposes.

The proposal does not rely on Very Special Circumstances, as the re-use of an existing building for residential purposes is supported in principle under Green Belt policy where the relevant criteria are met.

2. Site Description and Surroundings

The application site comprises an existing B8 building of permanent construction. The building is currently underutilised and sits within an established group of buildings. Surrounding land use is agricultural in nature.

The site benefits from existing access, services, and proximity to local amenities, public transport routes, and the wider highway network.

3. The Proposed Development

The proposal involves the conversion of the existing building into a single two-bedroom dwelling. No significant increase in footprint is proposed, with the scheme largely retaining the existing building envelope.

The internal layout will provide a functional and well-proportioned dwelling, including:

- Two bedrooms suitable for occupation as a family home
- Open-plan living, dining, and kitchen space
- Bathroom and ancillary storage

External alterations are limited and sympathetic in nature, ensuring the development integrates well with its surroundings and respects the character of the existing building.

4. Planning History

There is no recent planning history relevant to the proposed development that would prevent the change of use or conversion of the building.

5. Planning Policy Context

5.1 National Planning Policy

The proposal has been assessed against the National Planning Policy Framework (NPPF). Paragraphs relating to the Green Belt are of particular relevance.

The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The proposal does not conflict with this aim, as it involves the re-use and conversion of an existing building and does not constitute inappropriate development where it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

The proposal accords with NPPF guidance which allows the re-use of buildings in the Green Belt provided that the buildings are of permanent and substantial construction and that the re-use preserves the openness of the Green Belt and does not result in disproportionate additions over and above the size of the original building.

The development makes effective use of a previously developed building and avoids new build development within the Green Belt.

5.2 Local Planning Policy

The development has been considered in the context of the Bury Local Plan and relevant supplementary planning documents relating to Green Belt and development management.

The proposal aligns with local policy objectives by:

- Supporting the re-use of existing buildings within the Green Belt
- Avoiding harm to the openness and visual amenity of the Green Belt
- Delivering a sustainable form of development without encroachment into open countryside

While the existing use falls within Class B8, the loss of this use is not considered harmful given the small scale of the proposal, the existing underuse, and the absence of any intensification of use or built form that would undermine Green Belt objectives.

6. Design and Impact on Character

The proposed conversion respects the scale, form, and appearance of the existing building. External alterations are limited and include the introduction of new windows and rooflights to serve the proposed residential accommodation.

The new openings are modest in scale and carefully positioned to respond to the internal layout while minimising visual impact. The windows and rooflights do not materially alter the overall massing, bulk, or footprint of the building and do not result in any extension or enlargement.

In Green Belt terms, these alterations preserve both the spatial and visual openness of the Green Belt. The introduction of windows and rooflights does not increase built form, encroach into open land, or give rise to urbanising features. The proposal therefore complies with Green Belt policy and does not conflict with the purposes of including land within the Green Belt.

Appropriate materials and detailing will be used to ensure the alterations are sympathetic to the existing building and the wider rural character of the area.

The proposal will not result in over-development and maintains appropriate separation distances and boundary treatments where required.

7. Residential Amenity

The proposed dwelling will provide an acceptable level of amenity for future occupants, including adequate internal space, natural light, and ventilation.

The development will not result in unacceptable impacts on neighbouring occupiers in terms of overlooking, loss of privacy, noise, or disturbance, given the limited nature of the works and the change from a potentially more intensive commercial use.

8. Highways and Parking

The proposal will utilise the existing access arrangements. Given the small scale of the development and the change from a commercial use, traffic movements are expected to be reduced.

Appropriate parking provision can be accommodated within the site, in line with local parking standards. The site's accessible location further supports the sustainability of the proposal.

9. Flood Risk and Drainage

The development involves the conversion of an existing building and does not increase the site footprint. As such, it will not increase flood risk elsewhere. We would propose the surface water would discharge to an adjoining water course and foul drainage will connect to a specialist water treatment plant, subject to the relevant approvals.

10. Sustainability

The re-use of an existing building represents a sustainable form of development. The proposal minimises construction waste and embodied carbon, while providing opportunities to improve energy efficiency through modern building standards and insulation upgrades.

11. Conclusion

This Planning Statement demonstrates that the proposed conversion of the existing Class B8 building into a single two-bedroom dwelling represents sustainable development that accords with both national and local planning policy.

The proposal makes effective use of an existing building, delivers a high-quality residential unit, and avoids adverse impacts on neighbouring amenity, highways, or the character of the area. For these reasons, the application is considered acceptable in planning terms and should be granted planning permission.