

DELEGATED REPORT

Report by Tom Beirne	Date of report: 07/05/2026	Ref: 72990/FUL
Registration: 23/03/2026	LDFC: 29/04/2026	Expiry Date: 18/05/2026
Site Visit: 21/04/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey side extension

Location: The Stables, Arthur Lane, Radcliffe, Bolton, BL2 5PN

Description

The application relates to a recently constructed detached single storey dwelling on the west side of Arthur Lane. The property was built on the site of a stable block of similar proportions that was demolished during conversion works in 2020. The site, includes a small curtilage is accessed from Arthur Lane via a single track driveway which terminates in a turning head and parking. The site is enclosed by a mixture of post and wire fencing and mature hedging along the western boundary.

The site is located within the open countryside to the west of Ainsworth Village and is designated Green Belt, West Pennine Moors and is a Special Landscape Area.

It is proposed to add a single storey, pitch roof extension on the east side of the existing house. The extension would follow the line of the property and have a footprint measuring 6.7m by 4m. It would be finished in a render to match with a slate roof carried over from the main building at the same height. It would accommodate an additional bedroom and en-suite.

The application includes a added volume calculation as follows:

Original Dwelling - 228.18m²
Dwelling with extension - 291.84m²
% volume increase - 27.9%

Relevant Planning History

60784 - Change of use of stable to dwelling with single storey extension - Approved 25/01/2017
63321 Change of use of stable to dwelling and single storey extension at side with subterranean accommodation and window/door modification - Approved 21/11/2018
65373 - Demolition of existing stable building and erection of 1 no. dwelling - Approved 18/06/2020
72639 - Single storey extensions to front/side - Refused 27/02/2026

Publicity

Immediate neighbours notified by letter dated 07/04/2026. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions -

Development Plan and Policies

H2/3	Extensions and Alterations
OL1/2	New Buildings in the Green Belt
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.

Need - The applicant states that the existing space cannot provide the essential facilities

the growing family needs. At the time of the original conversion of the stables the family only had a single child and there was a single additional bedroom to accommodate that child. As a result of the birth of a second child the baby is sleeping in the parents' bedroom, and the other child is significantly older and of an age where they need their own space.

Green Belt - A supporting statement has been submitted with the application and sets out the relevant policy and guidance in relation to green belt.

The National Planning Policy Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Openness and permanence are essential characteristics of the Green Belt.

Paragraph 149 of the NPPF indicates that the extension or alteration of a building would be appropriate provided that it does not result in disproportionate additions over and above the size of the original building. In general an increase of a third of the volume would be considered to be acceptable although each application is assessed on its own merits.

The Places for Everyone Joint Development Plan and the Local UDP supports the NPPF and indicates that development should not harm the openness of the green belt.

Policy JP-SP1: Sustainable Development which seeks to use as much as possible of suitable previously-developed (brownfield) land and vacant buildings.

UDP Policy H2/3 seeks to ensure developments are of a high standard and sympathetic to the host property and surrounding area and Supplementary Planning Document 6 (SPD 6) Alterations and Extensions to Residential Properties supports this. In general proposals for domestic extensions in the Green Belt should not normally exceed a third of the volume of the original dwelling although all applications is assessed on their own individual merits.

The extension adds approximately 26.6 square metres of living space over the existing property and this would not be considered 'disproportionate' and would be less than the third suggested in guidance. It is also noted that the property is set well back from the public highway and screened by boundary hedging and fencing and this helps mitigate the impact on the green belt.

Given the percentage volume increase of less than 28%, the proposal falls within the government guidelines for appropriate extensions in the green belt. With the extension following the existing linear layout and the presence of boundary screening, the impact of the proposal on the character and openness of the green belt would be minimal. The proposal, in terms of green belt is acceptable and complies with the NPPF and Policies OL2/1 New Buildings in the Green Belt and H2/3 Extensions and Alterations and associated guidance in SPDs 6 and 8.

Visual amenity - The design of the extension is a continuation of the built form of the existing house and other than the increase in length, there will be no significant change to the appearance of the property.

The proposed materials for the bedroom extension would be cream render to match the existing property. The porch is a brick finish. Roof tiles and grey steel window surrounds will match the existing property.

The property is set well back from the road and boundary planting along Arthur Lane and around the site helps to screen the property.

In terms of visual amenity, the proposed extension is relatively modest in scale and in keeping with the existing property. It is considered acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Residential amenity - Given the size and siting of the extension and relation to neighbours, there are no residential amenity issues arising from the proposal. The proposal would therefore be acceptable and compliant with UDP Policy H2/3 and guidance in SPD6 relating to residential amenity.

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 006/A and 007/A 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.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy H2/3 Extensions and Alterations.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	07/05/2026	DM	07.05.2026