

DELEGATED REPORT

Report by Amanda

Date of report: 12/03/2025

Ref:71573/FUL

Uhunmwagho

Registration: 28/01/2025

LDfC: 07/03/2025

Expiry Date: 25/03/2025

Site Visit: 19/02/2025

Site Notice: N/A

Press Date: 13/02/2025

Objections: 0

Con Area: HOLC

Adv Type: CA

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Replacement in-fill extension

Location: Norcot, Moorbottom Road, Ramsbottom, Bury, BL8 4NS

Description

The application relates to a detached dwelling house located on Moorbottom Road. The application site is within Holcombe Village Conservation Area and is considered to be a Non-Designated Heritage Asset (NDHA). The site is also located within the Green Belt.

Planning permission was previously granted for a single storey side extension at the property and that is currently in the process of being built. The applicant is now proposing to replace an in-fill extension to the southwest of the main part of the dwelling. The existing in-fill extension has a timber front, a slate roof and the rear wall is stone. There is a door to the rear wall for access from Moorbottom Road at the rear.

The proposal would be to add glazing to the front elevation and roof. The frames would be constructed using aluminium powder coated frames and the entrance door would be timber. The stone wall and door to the rear would remain as it is and the roof would be slightly lower than the stone wall.

Relevant Planning History

- 67490 - Single storey extension - Approve with Conditions 26/10/2021
- 68084 - Single storey side extension - Approve 28/04/2022
- 69736 - Variation of condition no. 2 (approved plans) 68084 - Single storey side extension. Change approved aluminium curtain wall glazing to aluminium glazed roof windows set into grey slate and formation of raised garden area at patio level with steps - Approve with Conditions 27/07/2023
- 02976/E - Proposed alterations to the previously approved single storey extension and site wide matters - Enquiry completed 15/07/2024
- 70980 - Non-material amendment following grant of planning permission 68084 (single storey side extension): New roof windows in the rear roof slope and alterations to the opening to the front elevation - Approve 16/08/2024

- 10/0160 - Change of use to builder's yard - 01/12/2010
- 12/0527 - High fence - 05/11/2012
- 13/0428 - Engineering operation - 03/09/2013
- 13/0580 - Erection of outbuilding - 31/01/2014
- 18/0019 - Alterations to walls and gate - 05/02/2018
- 18/0021 - Sycamore tree has been taken down - 02/02/2018
- 18/0338 - Insertion of window and door in barn gable - 25/02/2019
- 19/0157 - Bridleway being widened - 29/07/2019
- 19/0159 - Erection of hut and fencing in the field to house alpacas - 29/07/2019

- 20/0332 - Breach of conditions 2,4,6,9 (28 days) of planning permission 64786 - 03/10/2022

Publicity

5 neighbours were notified on 10/02/2025 and then the same neighbours were notified about a change of description on 19/02/2025 - No comments or objections received.

Press notice submitted on 13/02/2025.

Site notice erected on 19/02/2025.

Statutory/Non-Statutory Consultations

Conservation Officer - No objections.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
H2/3	Extensions and Alterations
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
OL1	Green Belt
OL1/2	New Buildings in the Green Belt
NPPF	National Planning Policy Framework
PFE	Places for Everyone

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity, as well as the impact on the green belt, conservation area and the NDHA building.

Principle (Green Belt)

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;

- iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
- v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages as set out under Policy OL1/3.

This is further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt which state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling. To assist in what can be considered to be disproportionate SPD 8 considers additions of up to a third (33%). However, that is not to say something larger, or smaller than 33%, would not be supported as each case is considered on its own merits.

A Green Belt statement/calculation has not been submitted with the application but given that the replacement in-fill extension would occupy the same footprint, and would be no higher than the existing extension it is considered that it would have no impact on the openness of the Green Belt and as such complies with the NPPF and UDP Green Belt policy and guidance.

Impact on Conservation Area and Visual Amenity -

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 212 of the National Planning Policy Framework (NPPF) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 216 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

This is further supported by UDP Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control that require any development within a Conservation Area to preserve or enhance the special character or appearance of the area.

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.

Norcot was originally a vernacular two storey, two bay farmhouse constructed with coursed and random local sandstone with a stone slate dual pitched roof with gable ends. Evidence

suggests the building was extended sometime during the 19th century into a residential property with two storey bays to the western gable and eastern gable. There is also an extension to the eastern gable constructed from coursed stone with a dual pitched roof in the same orientation as the main house and a full length windows to the front elevation. There is also a glazed link to the main dwelling.

The heritage assessment has identified the primary heritage value of the building as its architectural aesthetic and that the building has been much altered during its time. The replacement in-fill extension is considered modest and acceptable in relationship to the main house and as such the proposal would not harm the significance of the NDHA.

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 Places for Everyone Joint Development Plan listed.

Residential Amenity -

- The extension would be built over the same footprint as the existing extension.
- There would be no changes to the rear stone wall and entrance from Moorbottom Road.
- The extension would be considered to be non-habitable and it would be built well back from the front boundary.
- As the extension would be built in between the main dwelling and another extension there would be no impact on surrounding neighbours.
- The extension would not interfere with existing parking arrangements within the site.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The site has a very large area of driveway, so there would be ample room on site to park multiple vehicles.

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 A1.3, A1.4 and A3.1 received on 28/01/2025 and drawings numbered A1.5 and A3.2 received on 21/02/2025 as modified by the email from Peter Hitchen Architects dated 21/02/2025. The development shall not be carried out except in accordance with the details hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the 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 Places for Everyone Joint Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall be aluminium powder coated frames/glazing to the walls and roof, and a timber door as stated on the application form and shown on the approved drawings.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan 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>
AU - 12/03/2025		HL - 12/03/2025	