

DELEGATED REPORT

Report by Claire Booth	Date of report: 24/11/2025	Ref: 72283/FUL
Registration: 11/09/2025	LDfC: 06/10/2025	Expiry Date: 06/11/2025
Site Visit: 23/09/2025	Site Notice: 23/09/2025	Press Date: 18/09/2025
Objections: 0	Con Area: N/A	Adv Type: ARW
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Erection of self-contained granny annex ancillary to the existing dwelling

Location: Brick Barn Farm, Whipney Lane, Tottington, Bury, BL8 4HT

Description

The application relates to a garden area associated with Brick Barn Farm, Whipney Lane. Brick Barn Farm is an attached property with Whipney House, a building operating as a Nursery. The garden area for the property extends to the north side of the house and around the rear of the property.

Planning permission is sought to erect a residential annexe within the garden area of the application site. The area of garden area on which the proposed annexe would be sites lies between the north facing gable of the farmhouse and a stable block located on land to the north of Brick Barn Farm, adjacent to the boundary of the garden that is located within approximately 25m of the host dwelling. Planning permission is also sought to demolish the stable block.

The stable block has six stables within it and is a detached single storey building. It incorporates single skin exposed block work being painted and has a mono-pitch corrugated asbestos clad roof sloping down to the rear. The right-hand side of the stable block projects forwards off the front of the other stables. The stable incorporates 6 full height door openings being framed with timber posts which are supported and attached to the timber ridge beam.

The stables building that is to be demolished, runs along the hedge lined boundary of Whipney Lane, a single width lane which leads to Greenmount Golf Club and a couple of farms (houses). The lane is a designated Public Right of Way - Footpath reference no. 33TOT. Adjacent to the northern boundary of the field in which the existing stable block is located is a 25 space car parking area serving Greenmount Golf Course.

The application site is on land within the Holcombe to Greenmount and Higher Summerseat Landscape Character Area that is allocated as Green Belt, and a 'River Valley' within the adopted Development Plan. The application site is also within a Mineral Safeguarding Area, as defined by the Greater Manchester Joint Minerals and Waste Plan.

Planning permission is sought for the demolition of a stables building located on a piece of land adjacent to the existing garden positioned to the north/ north-east of the existing house, which is accessed from the existing garden through the hedge; and for the erection of an L-shaped annexe building within the existing garden adjacent to the north/ north west facing boundary of the garden. This would be a flat roof L-shaped structure. It would have brick detailing to the corners of the building.

The proposal would result in the removal of planting against the boundary and a mature knotty tree. Through the course of the application, the proposed annexe has been moved off the boundary of the site to allow for re-planting along the boundary of the site with

Whipney Lane.

Relevant Planning History

71401 - Change of use from existing stable building to a self contained granny annex and the field it sits within to garden area - Withdrawn by Applicant, 07/07/2025

Publicity

The application has been advertised by Site Notice - 23 September 2025, due to the access to the site being a Public Right of Way (PROW) and the development being in close proximity to the boundary with the PROW.

The closest 3 neighbours, the School, The Golf Club and Nursery, were notified/ consulted about this application by letter on the 12 September 2025. No representations has been received from these properties.

One representation has been received from a National Annexe Planning Consultancy (NAPC), who support the planning application. They provide an overview of the benefits of annexe accommodation and state: "Ancillary accommodation, such as the proposed granny annex, makes efficient use of existing residential plots and supports flexible living arrangements, particularly for multi generational households. This approach offers a sustainable and responsive solution to housing and care needs, reducing pressure on local services and avoiding the need for large-scale new development".

Statutory/Non-Statutory Consultations

Public Rights of Way Officer - Whipney Lane serves as Public Footpath Number 30, Tottington.

The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered (without permission), gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

Pre-start Conditions - Not applicable.

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
H2/3	Extensions and Alterations
EN1/2	Townscape and Built Design
EN8/2	Woodland and Tree Planting
HT5/1	Access For Those with Special Needs
HT6	Pedestrians and Cyclists
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-S2	Carbon and Energy
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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.

Principle of Development

The application site is located within the Green Belt, as defined within PfE Policy JP-G9: The Green Belt.

House extensions in the Green Belt are considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered.

Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

The Councils supplementary planning guidance document 6, considers that in general, but subject to the individual merits of each scheme, additions of up to one third (33%) could be supported so long as the addition maintains the openness of Green Belt. In this respect the applicant has provided a statement advising how the proposal accords with the allowances allowed under Paragraph 145 of the NPPF.

The original house has a volume of 941.49 m³ and a Footprint of approximately 48.80m². The stable to be demolished, which sits adjacent to the garden area of the property, has a volume of 192.88 m³ and a floor area of approximately 62.02m².

The proposed annexe building would have a floor area of approximately 48.80m² and a volume of approximately 126.88 m³, so would be smaller than the stable block proposed for demolition. In addition, as an outbuilding to the existing host dwelling, the proposed annexe volume is lower than the 33% increase in size to dwellings, permitted in the Greenbelt so is therefore acceptable.

Taking these figures into account Proposed annex percentage increase of volume to main house volume would be approximately 13.48%. This is acceptable in Green Belt terms and is therefore considered to be an exception under paragraph 145 of the NPPF. In addition the proposed annexe would also be smaller in footprint and volume size (65.78% of its size) than the existing stable block proposed for demolition. These facts all lead me to conclude that the this proposed development in the Green Belt is acceptable in principle.

Biodiversity

The stable building proposed for demolition has been assessed by Greater Manchester Ecology Unit as being of low risk of containing a roost for bats and therefore no further information is necessary as part of this application. Notwithstanding this, an Informative is recommended to be imposed making the applicant aware of the statutory protections surrounding bats and advising them that if any bats are uncovered during demolition and/or during removing any trees, all works should stop until a Licence is obtained from DEFRA or Natural England.

Design and Visual Amenity/ Impact on Landscape Character

The application site is located within the Holcombe to Greenmount and Higher Summerseat: Pennine Foothills (West/South Pennines) Landscape Character Area. PpE Policies JP-G1: Landscape Character requires development within a Landscape Character Type, should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location. The application site is also located within an adopted River Valley area. UDP OL5/2: 'Development in River Valleys'.

The stable block to be demolished is a mono-pitched single storey breeze block building located against the field hedge. Its removal would therefore have a positive impact on the landscape character and visual qualities of the area. A planning condition is recommended to secure its removal.

The proposed annexe would be located on the garden land between the existing house and stable block and would therefore be suitably located to function as annexe accommodation.

The proposed building would be single storey in height, similar to the stable block to be demolished. It would be rendered in colour to reflect the painted colour of the main dwelling. Its scale and massing has been reduced by amending the design to be an would therefore appear as a subordinate outbuilding to the dwelling.

Whilst it is noted that the building would be positioned in close proximity to the boundary of

the site with Whipney Lane, the stable block to be demolished is also located tight up to the highway, therefore replacing the stable block with this building would result in little change visually to the bulk and massing of a building located along the lane/ PROW boundary of the site, particularly if sympathetic replacement planting is planted along the boundary of the site.

The proposals would result in the removal of trees and shrubbery located along the boundary of the site with Whipney Lane. The trees to be removed are not high quality specimens, although they do offer good screening to the site from Whipney Lane and add to the visual amenity of the locality.

During the course of the application, the proposed annexe has been pushed forward into the garden slightly to allow re-planting to take place between the boundary of the site with Whipney Lane and the proposed building. To accord with PfE Policy JP-G7: Trees and Woodland, any trees to be removed should be replaced on a 2 for 1 basis. The applicants have acknowledged the need to provide this necessary re-placement and additional planting both along the boundary of the site and within the submitted red edge. A landscaping condition is therefore recommended to secure the above.

The appearance of the proposed annexe has also been amended to include brick columns and corners. This brick detailing appears on the main house and therefore this feature would help to visually tie the proposed annexe to the main house.

Taking all of the above into consideration and that the existing stable block would be demolished, the proposal would have an acceptable impact on visual amenity and the landscape character and qualities of this countryside area. The proposal therefore accords with the requirements of UDP Policies EN1/2 and OL5/2 and PfE Policy JP-C1. Subject to the recommended landscaping condition securing replacement planting on a 2 for 1 basis, the proposal will also accord with the requirements of PfE Policy JP-G7: Trees and Woodland.

Carbon and Energy

To meet the requirements of PfE Policy JP-C2, the application is submitted by a statement addressing the requirements of the policy.

It states the proposal would be designed to minimise energy demand and maximise energy efficiency in line with Building Regulations, national sustainability objectives, and local planning policies in the following ways:

- **High-Performance Building Fabric:** The annex will be constructed using modern, energy-efficient materials. High levels of insulation will be incorporated into the walls, roof, and floors, with windows and external doors specified to achieve low U-values (e.g., triple-glazed units). This fabric-first approach will ensure minimal heat loss and a comfortable indoor environment throughout the year.
- **Air Tightness:** The building will be designed and built to a high standard of airtightness, with careful detailing at junctions and penetrations. Airtightness testing will be undertaken at completion to confirm compliance with Building Regulations.
- **Heating and Hot Water:** The annex will incorporate a low-carbon heating system, such as an air-source heat pump or other high-efficiency solution. Underfloor heating or low-temperature radiators may be used to provide steady, comfortable warmth suitable for elderly occupants.
- **Ventilation:** Mechanical ventilation with heat recovery (MVHR) will be installed to ensure good indoor air quality while retaining heat and reducing energy use.
- The electrical infrastructure will be designed to allow for easy installation of additional

renewable technologies in the future, ensuring long-term sustainability.

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- All internal and external lighting will be low-energy LED fittings, and energy-efficient (A-rated) appliances will be specified.
- The use of smart thermostats and automated lighting controls will optimise energy use and ensure convenience for the occupant.
- The annex will be designed and constructed to fully comply with Building Regulations Part L (Conservation of Fuel and Power), ensuring that energy performance targets are achieved or exceeded.

Given all of the above, the proposal accords with the requirements of PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.

In compliance with Policy JP-C2 of the PfE plan, the submission advises that the proposed development would support high-quality digital infrastructure through the following measures:

- The proposed new-build granny annex is to be equipped with modern digital connectivity, ensuring fast and reliable internet access for communication, security, and independence.
- Full-fibre broadband infrastructure will be provided to the annex, connecting it directly to the main dwelling's service or to an external provider network where available. Should fibre not yet be available at the location, alternative high-speed solutions such as 4G/5G or fixed wireless broadband will be installed.
- The annex will have an operational internet connection upon completion, enabling the occupant to access online services such as healthcare, communication, and entertainment.
- The building will be designed to allow easy access for internet service installation and maintenance. Where full fibre is not currently feasible, suitable alternatives will ensure compliance with Policy JP-C2.

Conclusion

The proposed development to erect a subordinate outbuilding to the host dwelling is acceptable development within the Green Belt. The recommended planning conditions will secure replacement planting and a replacement of the trees to be removed on a 2 for 1 basis. The proposed demolition of the stable block, will mean the proposal would have no greater impact on the visual amenity of this locality than the stable block, once the landscaping indicated becoming established. For these reasons, and subject to the recommended planning conditions, it is recommended that the application be approved.

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 permission relates to the following plans and reports:

Drawing ref. Location Plan, received 14 November 2025;
Drawing ref. Existing Site Plan, received 14 November 2025;
Drawing no. 001 Rev. A: Existing Stable Block Layout & Elevations;
Drawing ref. Proposed Site Plan, received 14 November 2025;
Drawing no. 002 Rev. C: Proposed Annex Layouts and Elevations; and,
Supporting Statement: KDB Services, Places For Everyone (PfE) Statements

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings and reports.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any details shown on the approved plans and the requirements of condition no. 2 [approved plans] of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of native trees, replaced on a 2 for 1 basis, hedges and shrubs and details and locations of 2 x bat boxes and 2 x bird boxes. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason. To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of EN1/2 - Townscape and Built Design, OL5/2: Development in River Valleys and EN8/2: Woodland and Tree Planting of the Bury Unitary Development Plan and Policy JP-C1: Landscape Character of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Prior to occupation of the annexe hereby approved, the stables building, shown within the approved plans (Condition 2) shall be fully demolished and the site returned to field.

Reason. In the interests of safeguard the character of the landscape in which the site is set and in the interests of visual amenity, pursuant to Policy JP-C1: Landscape

Character of the Greater Manchester Places for Everyone Joint Development Plan and Policies EN1/2: Townscape and Built Design and OL5/2: Development in River Valleys of the Bury Unitary Development Plan.

- 5 The development hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Brick Barn Farm.

Reason. To ensure the proposed use remains ancillary to the principle use on the site. The establishment of an additional separate unit of accommodation in this location would not accord with the locational requirements for new housing required by Policy JP-C1: 'An Integrated Network' of the Greater Manchester Places for Everyone Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	24/11/2025	DM - 25/11/2025	