

DELEGATED REPORT

Report by Tom Beirne	Date of report: 17/01/2024	Ref: 70239/FUL
Registration: 22/11/2023	LDfC: 08/01/2024	Expiry Date: 17/01/2024
Site Visit: 03/01/2024	Site Notice: 05/12/2023	Press Date: 07/12/2023
Objections: 0	Con Area: N/A	Adv Type: ASB
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Variation of condition 2 of planning permission 60870 (Conversion of two redundant agricultural outbuildings to create 6 no. dwellings): Landscaping changes to incorporate more green space and relocation of parking, Addition of juliet balconies and amendment to one window.

Location: Bast House, Manchester Road, Ramsbottom, Bury, BL9 5LZ

Description

Bast House Farm is a recently renovated two storey detached house on the eastern edge of a group of buildings, comprising a large barn and stables, Bast House and Baste house Farm Cottage. The barn and stables are in the process of being converted to residential use. Permission was given in 2016 to demolish two outbuildings and extend the property.

The site is within the designated Green Belt and Special Landscape Area. There are buildings to the west, a lodge to the south and open fields to the north and east. Access to the property is via a long track which skirts the northern edge of the building complex and links to Manchester Road to the north west.

This application proposes to amend the previous approval

- Amending the hard and soft landscaping around the site. Adding more green space around the building and relocating parking to better suit individual plots.
- Adding Juliet balconies on four existing first floor windows on north, south and east elevations. The juliets would comprise a glazed panel.
- Window W19 at first floor level on the south facing elevation. This is added to provide more light.

Relevant Planning History

60870 - Conversion of two redundant agricultural outbuildings to create 6 no. dwellings - Approve with Conditions 01/03/2017

68336 - Variation of condition 02 following approval of planning permission 66016-Garage widened to provide internal corridor and WC and the back door position amended accordingly; position of window GW-03 moved (Ground Floor WC and additional ensuite to First Floor Bedroom 3); addition of window GW-05 to boot room / cloaks entrance and introduction of a stove to the kitchen - additional flue indicated on the elevations and internal amendments to layout - Approve with Conditions 21/06/2022

68337 - Variation of condition 02 following approval of planning permission 60870:- Amendments to internal layout of unit 2; First floor - additional bedroom and ensuite; Second floor - additional floor area to provide dressing room & ensuite and East elevation amended to reflect the above changes. - Approve with Conditions 27/06/2022

68593 - Variation of condition 2 following approval of planning permission ref. 68336 - The addition of PV panels to the roof, a reduction in the window cill height of kitchen window and the inclusion of a glazed lean to south elevation. - Approve with Conditions 06/02/2023

68876 - First floor extension above attached garage with dormer window at rear; Amended

door and window openings - Approve with Conditions 17/11/2022
69733 - Variation of condition 2 (approved plans) of planning permission 68876 - Amend roof design above garage, amendment to windows and replacement brickwork. - Approve with Conditions 13/09/2023

Publicity

Immediate neighbours notified by letter dated 24/11/2024. Site notice and press notices dated 7th and 5th of December respectively. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection.

Pre-start Conditions - N/A

Unitary Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
OL1/2	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) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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 Policy 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.

Green Belt and Visual Amenity - The proposed alterations are relatively minor in relation to the overall scheme. There is only one additional window at first floor level and the Juliet balconies with glazed panels, would have no significant impact on the appearance of the development or impact on Green Belt or wider landscape.

The changes to the landscaping with grassed areas in lieu of hardstanding may improve its setting and the rearrangement of some parking spaces to suite the individual plots are reasonable. The alterations to the scheme are acceptable in terms of design and in keeping the existing house and would not appear out of keeping with the surrounding group of buildings and wider Green Belt. In terms of the impact on the openness of the Green Belt, the changes to the approved scheme would not impact on openness.

The proposed amendments comply with UDP Policies H2/3, OL1/2 and guidance in SPD6 in relation to extensions and new building in the Green Belt.

Residential amenity - The changes to the windows or landscaping/parking do not raise any residential amenity issues. Complies with UDP Policy H2/3 and SPD6 relating to residential amenity.

Conditions - Conditions attached to the original approval 60870 and numbered 3, 4, 6, 7-12 and 16-19 have been omitted from the decision notice as they have been discharged.

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 Paragraphs 186-187 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 Location Plan and amended drawings numbered
 105/A_Proposed Site Plan
 203/X_Proposed Apartment Ground FloorPlan

204/W_Proposed Apartment First Floor Plan
 205/R Proposed Apartment second Floor Plan
 206/H Proposed Apartment Roof Plan
 207/O_Proposed Apartment Elevations1 of 2
 208/L_Proposed Apartment Elevations 2 of 2
 220/0 Detached House GF
 221/R detached House FF
 222/N Proposed House Roof Plan
 227/K Proposed House Elevations (sht 1)
 228/K Proposed House Elevations (sht 2)
 Existing 001/D,
 Existing 002,
 PRow 012A
 008/E

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 listed.

- 5 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 13 No development approved by this permission shall be occupied until a scheme for the disposal of foul and surface waters has been submitted to and approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason. Drainage details have not been submitted and to ensure a satisfactory means of drainage pursuant to the NPPF and UDP Policy EN7/5 Waste Water Management.

- 14 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 Car Parking and New Development of the Bury Unitary Development Plan.

- 15 The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall be subsequently maintained free of obstruction at all times.

Reason. In the interests of highway safety pursuant to the NPPF and UDP Policy H2/2 The Layout of New Residential Development.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	17/01/2024		