



Proposed Conversion of Building on Land Adjacent to 9 Taylors Lane, Bury BL2 6QS

PLANNING AND DESIGN AND ACCESS STATEMENT

January 2022

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Neil Pike Architects (NPA) for and on behalf of the applicant.
- 1.2 The document is prepared in support of a Planning Application for the conversion of an existing farm building occupying land adjacent to 9 Taylors Lane, Bury. The planning application is being submitted further to the response received through a pre-app consultation under reference number 02599E.
- 1.3 Initially, the proposed scheme involved the part conversion of the existing building into a dwelling, with the remainder of the building to be demolished. Also, it was proposed to construct a new stable block on land to the East of the existing building.
- 1.4 The pre-app consultation response supported the proposed change of use of the existing building into a dwelling, subject to certain criteria, but also made alternative suggestions to the proposal. These will be referred to in more detail, later in this document.

2. PROPOSAL

2.1 The site is located in the green belt and therefore it was important that the principle of the proposed change of use was acceptable and that it did not conflict with Green Belt policy.

2.2 Within the pre-app response, the Local Authority referred to *UDP Policy OL1/4*, which states as follows – *Conversion and Re-use of Buildings in the Green Belt is not inappropriate development and would be permitted provided that:*

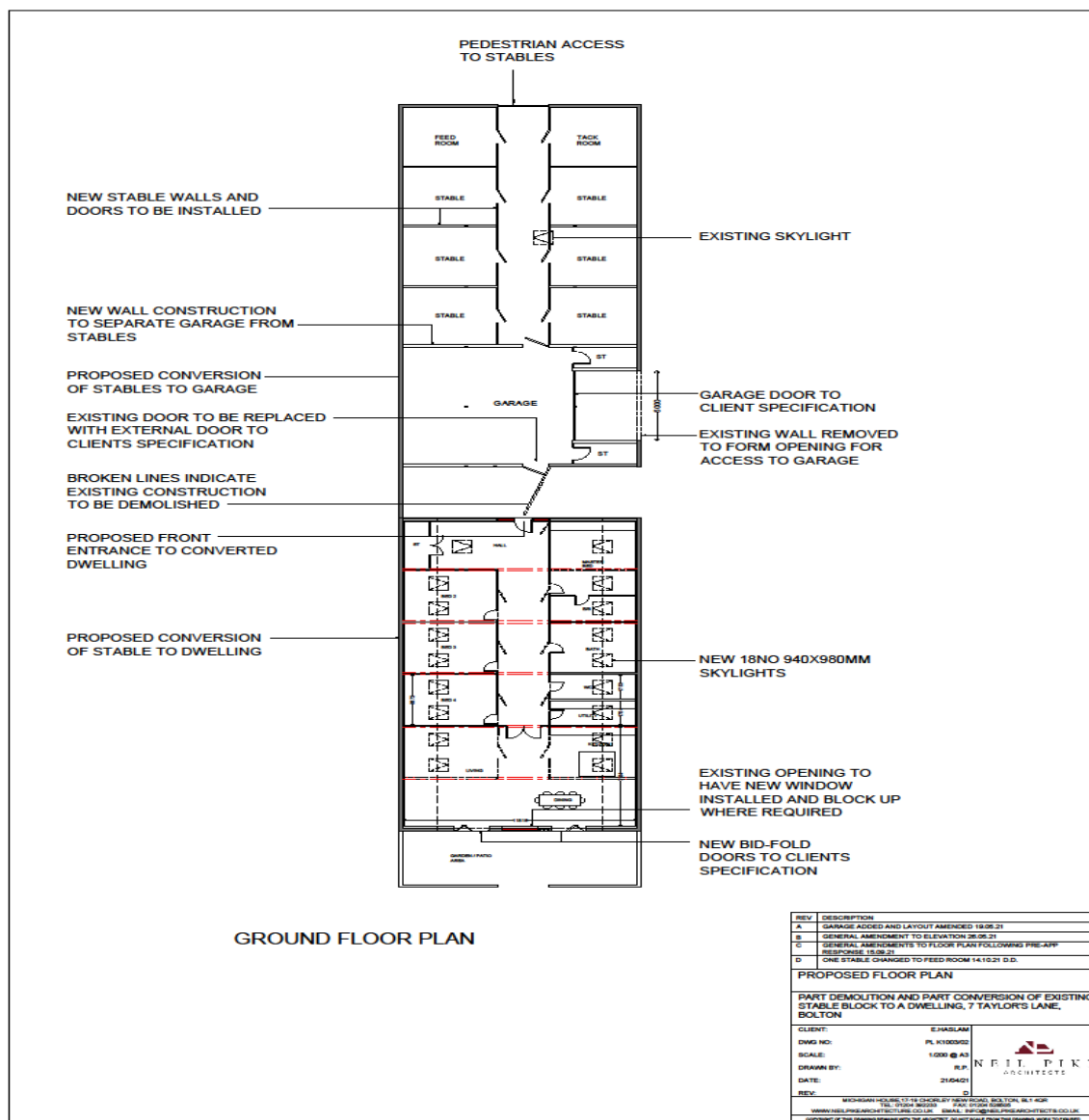
- *it would not have a materially greater impact than the present use on openness;*
- *any extensions of re-used buildings and any associated uses of land surrounding the building do not conflict with the openness of the Green Belt;*
- *the buildings would be capable of conversion without major or complete reconstruction;*
- *form, bulk and design would be in keeping with the surroundings;*
- *suitable access and traffic can be accommodated;*
- *necessary services can be provided; no damage to habitats or protected species.*

2.3 Both the principle of the conversion of the existing building into a dwelling and the construction of a stable block on the subject site was deemed acceptable by the Local Authority, although they had reservations as to the proposed location of the stable block and required confirmation that the building is structurally sound and capable of conversion.

2.4 As such, a structural report will be submitted as part of this application to verify the structural capacity of the dwelling.

2.5 Within the pre-app consultation, the officer suggested that it would be a better use of the existing built form, if all of the existing building was to be retained, with half of it being used for the conversion into a dwelling and the other half for the use of stables.

2.6 As a result, we have amended the proposed development to incorporate this recommendation. The whole of the existing building is now utilised to incorporate the dwelling and the stables. The southern half of the existing building will be converted to a dwelling and the northern half will be converted into stables, and a garage to serve the proposed dwelling. Please see Fig. 1 below showing the proposed layout.



3. DESIGN

3.1 The existing building is currently accessed via an opening that is approximately mid-point along the building. The roof at this point has been cut back to provide sufficient height for easy access for goods/livestock and the storage of equipment. Please see Fig. 2 below.



3.2 This access is to remain and will provide access to the front door of the dwelling, which will be to the left of this access point of the building. To the other side will be the pedestrian access to the garage.

3.3 As seen on the proposed floor plan, a section of the building is to be converted to a garage area to serve the dwelling. Vehicular access to this

garage area will be accessed from the newly formed drive that will run down the side of the existing building as shown on the site plan.

3.4 In order to achieve a full height garage door, a similar opening will be cut out of the fabric of the existing building, as the one that currently exists. This will be located approximately 1.5m north of the existing opening.

3.5 This will be the only change to the profile of the existing building. The external finish, subject to further clarification, will remain in-situ. Where the dwelling is located within the structure, there will be an additional inner leaf constructed and insulation installed as required to comply with building regulations.

3.6 In the profile of the existing roof, 17 no. sky-lights are to be installed to provide natural light to bedroom and bathrooms. Also, two new windows are to be installed to the south facing gable end of the property to provide additional natural light to the open plan kitchen and dining area.

3.7 By following the recommendation by the officer as stated in the pre-app consultation and incorporating the design elements as referred to above, there is no additional impact on the openness of the green belt.

4. ACCESS

4.1 Within the pre-app consultation response, there are concerns expressed by the Greater Manchester Fire and Rescue Service as to the access to the proposed dwelling and reference is made to the cul-de-sac network.

4.2 Taylors Lane is not a cul-de-sac as access is available either via Taylors Lane or via Ainsworth Hall Road. Both of these roads are accessed directly off Bury New Road and satisfy the criteria as specified in the pre-app consultation.

4.3 However, despite there being suitable access, the applicant is happy to consider the option of installing a sprinkler system in the proposed dwelling but will take this under advice once the application has been decided.

5. CONCLUSION

5.1 Having been through the pre-app consultation process, the proposed development has acknowledged the suggestions made therein and these are now reflected in the revised proposals.

5.2 The proposed conversion of the building complies with green belt planning policy and the supporting documents satisfy the requirements of the Local Authority for applications of this type.

5.3 The proposed design has minimal impact on the profile of the existing building and there is no additional impact on the openness of the green belt.

5.4 The stables will be accessed separately and there is more than sufficient turning areas for refuse vehicles and cars towing horse boxes.

5.5 The proposed conversion of the existing building complies with planning policy and as such, it is expected to receive the support of the Local Authority.