

Proposed Annexe at Higher House, Moor Road, Holcombe Village, Bury.

Planning Statement.

1 Background and Introduction.

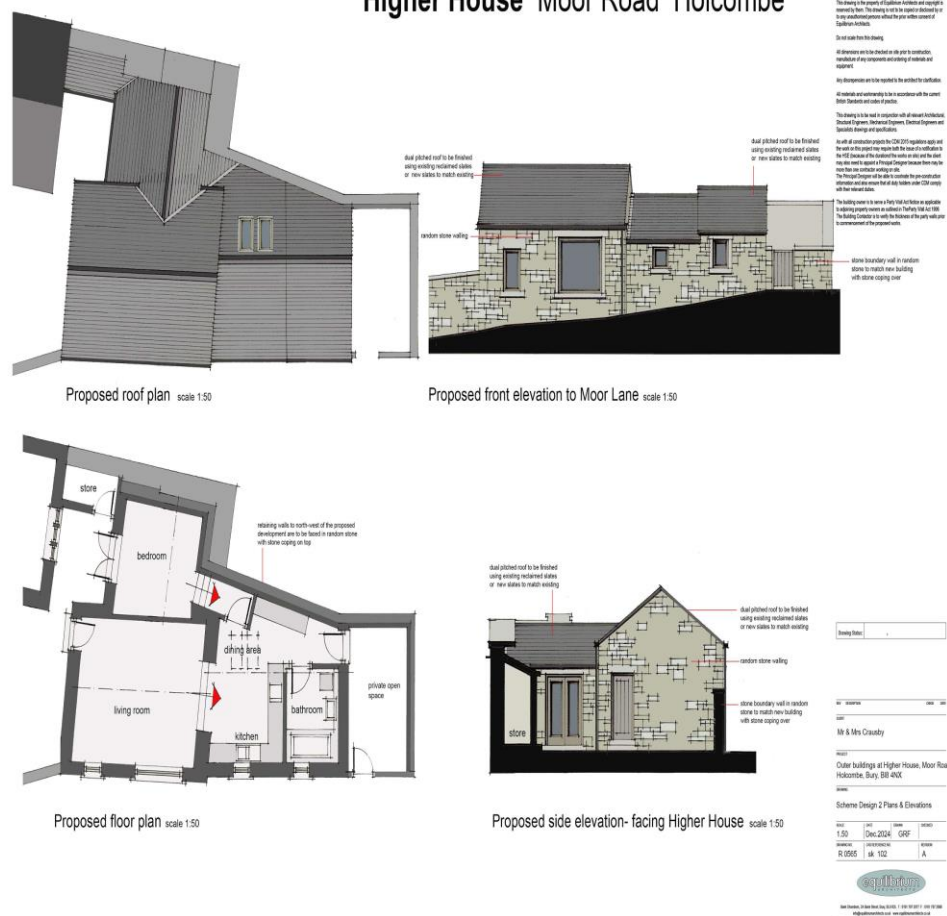
During 2018 and 2019 and in 2021 the present owners repaired and restored the main part of Higher House, a grade II listed building. This followed 2 years of discussion and scheme preparation in conjunction with Bury MBC planning officers. In all 9 applications have been approved for the various elements of the works together with work to a restored vehicle access to the south of the main house. In 2022 proposals were approved for the repair and extension of outbuildings (application 68241) immediately to the north of the main house for use as an annexe to the main residence. Unfortunately, when work was underway to the outbuildings there was a collapse. The local planning authority was not immediately involved in discussions about the site and material was removed from site, and stored, and some retaining wall and foundation work was carried out leaving an unresolved and unattractive area. The current applications for planning permission and listed building consent are aimed at resolving this situation in a manner that preserves and enhances the character of the listed building and that of the Holcombe Conservation Area, and meets national and local planning policies.

2 Pre Application Enquiry.

The Conservation Officer was contacted in August 2024 for his thoughts on 6 possible options for rebuilding the outbuildings to form an annexe. His response was to say that a heritage statement was required and he referred to the relevant NPPF policies. Consequently, a pre application submission was made on the 25 September 2024 (ref 03020/E). An initial verbal and written response and discussion with the Conservation Officer took place between the 11 and 25 November 2024. The main thread of the LPA's response was that the chosen option was not acceptable as it was a pastiche of a previous architectural period. The LPA put forward revisions to the submitted scheme and these were incorporated into this revised submission made on the 6 January 2025. A formal written response from the LPA was then received on the 14 February 2025. Following further communication the pre-application enquiry was completed on the 4 March 2025. Some elements of the guidance received from the LPA are included within the current Heritage Statement.

3 Proposals.

The current proposed development is a single storey annexe constructed in natural random coursed stone with stone slab and slate double pitched roof (stone slab at the front and slate at the rear). The roof pitch facing away from Moor Road will contain roof lights. The accommodation covers kitchen, living room, single bedroom and a bathroom, with small courtyard areas in natural stone to the east and west. There will be random stone boundary walls and retaining walls. The materials will be reclaimed from the stone and slate currently on site saved from the original outbuildings. Any additional materials required will be natural local materials and submitted for approval by the LPA. There will be no planting on site and no work to existing trees. The proposals have been amended in line with the LPA's comments. There will be no alteration to Moor Road. The drawings refer to the materials proposed for windows and doors. See plans and elevations below.



Above drawing for illustration, not to scale or in proportion

4 LPA's Response to Pre Application Enquiry.

Part 4 includes the LPA's full written response received on the 14 February 2025.

Accompanying/Supporting Information

To accompany any application for planning permission, the following documents, in the first instance, should be submitted in line with both national and Local Validation Procedures.

Failure to do so would mean that any application without these would not be validated.

Forms and fee

Red edge plan that meets a highway - relevant notices served on land owners if required

Existing site plan

Proposed site plan

Proposed Elevations - including Higher House

Proposed Floor plans

Existing and proposed site section plans and site levels

Indication of any retaining structures required given the change in levels to the rear

Landscaping scheme and boundary treatment details

Planning Statement - to address any matters highlighted in the report above

Heritage Statement

Details of materials and design of windows and doors

Arboricultural Assessment - any trees within the site or adjacent to the site that may be

impacted by the proposal
Carbon and Energy Statement
Digital connectivity Statement

Planning Policies

In the consideration of the proposals, the following policies are relevant to the scheme and would be taken into consideration should any application be formally submitted:

EN1/2 EN2/1 EN2/2	Townscape and Built Design Character of Conservation Areas Conservation Area Control
EN2/3 OL1/2 OL7/2 H2/3 RT3/3 RT3/4	Listed Buildings New Buildings in the Green Belt West Pennine Moors Extensions and Alterations Access to the Countryside Recreational Routes
JP-G9 The Green Belt	
JP-G1 Landscape Character	
JP-P1	Sustainable Places
JP-P2 JP-S2 JP-C2	Heritage Carbon and Energy Digital Connectivity
JP-C5	Streets For All
JP-C6 Walking and Cycling	
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

Description

The enquiry relates to a detached dwelling house located on Moor Road. The premises is Grade II Listed and located within Holcombe Village Conservation Area and the Green Belt. The dwelling is located in a prominent position within the street scene, and is clearly visible from Moor Road and Lumb Carr Road. The premises is a former Public House and is one of 13 Listed Buildings within the Conservation Area.

The listing for the dwelling states that the building is an early 18th Century, 2 1/2 storey coursed rubble property with two later extensions and a 19th Century porch. No mention is made of the stone wall bounding Moor Lane however it is protected by being part of the curtilage to the residential property and as such will need planning permission, and listed building consent for any development proposed. The dwelling is an imposing 2 storey building living accommodation in the roof space and a part basement. The dwelling is built from traditional course stone, with ashlar masonry features including tall brick built gable chimneys covered by stone flags, stone quoins, stone cills, heads and jambs. In 1820 the building was extended by a 2 storey extension which has a plaque and a stone of 1820 on the north gable.

More modern additions have also been added, including a double garage and courtyard area to the south that are accessed through double gates. The insertion of these double

gates included removal of part of the boundary wall that fronts Moor Road that was attached to the main dwelling house. The dwelling has also recently undergone refurbishment that included replacement windows, replacement/repair of stone work, replacement and repairs of the roof and chimneys, repointing, replacement flooring, replastering and generally modernisation and redecoration.

Advice is sought in relation to rebuilding of outbuildings immediately north of the main building to provide an annexe to the house.

Principle (Green Belt)

Paragraph 153 of the NPPF confirms 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 154 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), including buildings, 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 (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- 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.

UDP Policy OL1/2 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.

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.

PfE Policy JP-G9 - The Green Belt confirms the extent of the Green Belt within the Borough and confirms the five purposes of including land within the Green Belt. The beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, the enhancement of its green infrastructure functions will be encouraged, such as improved public access and habitat restoration, helping to deliver environmental and social benefits for our residents and providing the high quality green spaces that will support economic growth.

As the original outbuildings have been removed the applicant will need to make a case that the proposed annexe would not have an adverse impact on the openness of the Green Belt.

You would need to provide:

- volume of the original building (Higher House) as it existing in 1948
- volume of any additions to the property following this date
- volume of the proposed annexe

If the volume of the existing additions to the property, and the volume of the proposed annexe exceeds 33% of the original building then a case for VSC will be required. The volume of the now removed outbuildings can not longer be taken into consideration as they have been demolished.

Layout and Design

In addition to the Green Belt Policies set out above for householder extensions 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. UDP Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 seeks to create a city region that consists of a series of beautiful, healthy and varied places. High quality design is fundamental to achieving this.

The view of the proposal from main roads, public footpaths and settlements in particular will be given significant weight when assessing planning applications for alterations to buildings within the Green Belt.

As noted previously, the proposed annexe is principally viewed from the south within

Holcombe Village including Lumb Carr Road (with very limited acute view) and Moor Road. The alterations to the buildings would be in keeping with the existing dwelling and would not lead to incongruous, or alien additions.

As confirmed previously SPD 6 states that proposals to build a supplementary family annexe will be considered on the individual merits of each scheme. In addition, annexes should:

- normally be physically connected to the main property with a direct interior link;
- remain ancillary to the original dwelling at all times;
- not have separate vehicular access;
- only have one bedroom; and
- be appropriate in scale and position in relation to the plot and original dwelling.

Given the sensitivity of the site, and the previous applications it is considered that the location of a family annexe in this position is acceptable.

You should also review Nationally Described Space Standards (NDSS) to ensure that the living accommodation would comply with the standards for the proposed occupants - it would appear that the proposal could comply with a 1 bed, 1 person standards.

Heritage

The Conservation Officer's comments have been sent separately by Dean Clapworthy. Please note that PfE Policy JP-P2 - Heritage will now be applicable in addition to NPPF paragraphs and UDP Policies previously considered. This policy seeks to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

2no. habitable room windows are located within the front elevation relating to the proposed living room area. These windows are separated from Hart Lees by the public right of way that runs along the front of the site, and would face towards a gable elevation of this property rather than a principal elevation. The 2 other windows within the front elevation are non-habitable rooms. Any other windows/doors associated with habitable rooms have a direct relationship with the host dwelling.

Ecology

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain. Retrospective applications, made under section 73A are exempt from BNG.

Highways and Public Rights of Way

Bridleways 27Ram and 28Ram are located adjacent to the site. As such UDP Policy RT3/3

- Access to the Countryside is applicable as it requires the Council to seek to improve and extend the existing network of Public Rights of Way.

The Public Rights of Way Officer has stated that: *it would appear inevitable that the works to create the development will have some affect on the width/available access along the bridleways (27RAM and 28RAM) and appropriate signage, barriers, permissions and/or closures will be required -*

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, 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.

Carbon and Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

A statement will be required to demonstrate compliance with this policy.

Digital Connectivity

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable.

A statement will be required to demonstrate compliance with this policy.

Contaminated Land

The site currently comprises a Grade II listed residential property and large garden. Historic mapping indicates that a reservoir may have been present within the garden area. Geology comprises sand and gravel overlying millstone grit, a secondary aquifer. The site is not in an area affected by radon or within 250m of a known landfill site.

It is understood the proposal is for the rebuilding of outbuildings immediately north of the main building to provide an annexe to the house. Plans of the proposal were not made available for this consultation, but from a high level perspective the potential for a contaminated land risk would be low. Given the sensitivity of the end use, it may be prudent to conduct a watching brief during the development.

Air Quality

The site is not located within an Air Quality Management Area and the proposal description does not indicate there will be any changes to parking.

5 Discussion and Compliance with Policies

Policies EN1/2, EN2/1, EN2/2, JP-P2 and NPPF will be dealt with in the Heritage Statement.

Green Belt. NPPF 154. Policies JP-G1, JP-G9, OL1/2, OL7/2, RT3/3, RT3/4, JP-C6 and SPD8

Paragraph 154 of the NPPF 2024 allows some development in the Green belt, including under part (c) extension and alteration, subject to the impact and size of the proposed building. This is reflected in UDP Policy OL1/2. SPD8 gives guidance from the LPA that extensions of up to 33% would generally be acceptable, and the response to the pre-application enquiry gives guidance on how that should be calculated. This is as follows :

1. Volume of Higher House as existing in 1948 =1,805m³
2. Volume of additions since that date, which is the double garage to the south of the house =189m³ (10.4% of 1948 building)
3. Volume of the current proposal =282m³ (15.5 % of 1948 building)
4. Volume of 2 and 3 =471m³ (23.5% of 1948 building plus additions (1994m³ in total))

The proposed development is well within the SPD guidance.

The annexe is to be located in the heart of Holcombe Village where there is a concentration of buildings of two and three storeys. Development is fairly tightly packed to the south of the development site. The proposed building is to be single storey built in local materials consistent with surrounding buildings and walls. The materials are to be largely reclaimed from the outbuildings previously on site. The footprint includes for set-backs in the building and roof lines to produce a building of interest rather than a single building block. The site is currently unattractive and in need of improvement. Views of the site from outside the village core are limited. The most open view is from the north when moving south along Moor Road. Here the proposed building will be seen against a backcloth of the tall gable of Higher House and will consequently will be largely visually lost against that building. The retaining walls at the rear of the building will have a similar effect when viewed from the east. The building will be much lower than surrounding structures and will be subservient to them. All proposed materials are in line with the local vernacular. There will be no adverse affect on the openness of the Green Belt. In addition, policy OL1/3 allows for limited infill development within Holcombe Village. Whilst this policy does not strictly apply in this case it indicates that the LPA accepts that some development within the village core, if appropriately designed, may not be harmful to, and could enhance, area character.

The proposal appears to have no impact on policy OL7/2 West Pennine Moors and RT3/3 Access to the Countryside. It will not have a detrimental effect on the landscape character of the WPM and it makes no changes to public access. It will support policy JP-G9 which strives to preserve the setting and special character of historic towns. It will also support policy JP-G1 by enhancing the area's key landscape and built characteristics and the aims of JP-P1 (objectives ABC from paragraph 1) by enhancing the historic environment and area character.

Issues of design, impact and historic character are covered in more detail in the heritage statement.

Layout, Design and Residential Amenity. NPPF 131-135. Policies JP-P1, EN1/2, H2/3, SPD6

Part 5 above outlines the nature and detail of the proposal and why the proposed building will be acceptable in the Green Belt. The heritage statement outlines in detail why the proposal is acceptable as an extension to a listed building and within the setting of the conservation area. The policies under this paragraph all seek to achieve a high standard of design which support local character and good architecture. SPD6 also advises on the acceptability of new annexes. The LPA has accepted that 'The alterations to the buildings would be in keeping with the existing dwelling and would not lead to incongruous or alien additions'. It has also accepted that 'Given the sensitivity of the site, and the previous applications, it is considered that the location of the family annexe in this position is acceptable'.

Policy H2/3 and SPD6 cover residential amenity. The LPA has assessed the detail of the proposal and any impact on other dwellings. It has concluded that the only dwelling that may be affected is Hart Lees and that the LPA's conclusion is that there will be no impact.

NDSS:

The table below demonstrates that the proposed development conforms with the Places for Everyone Plan by being fully National Described Space Standard (NDSS) compliant.

1 Bedroom 2 Person Bungalow:

Size	Required	Actual
Overall	50.00 sqm	58.78 sqm
Bedroom 1 Width	2.75m	3.14m
Bedroom Area	11.50sqm	12.53sqm
Storage	1.50sqm	1.56sqm

Please note that the storage requirement is positioned within the full height built-in store located opposite the bathroom.

Ecology

The proposed development is exempt from Biodiversity Net Gain requirements given that it is:

1. It would be a Householder Application
2. A development below the threshold, in that it does not impact a priority habitat and impacts less than:
 - a) 25 square metres (5m by 5m) of on-site habitat
 - b) 5 metres of on-site linear habitats such as hedgerows. A development 'impacts' a habitat if it decreases the biodiversity value.
3. It is a Self-Build scheme.

Highways and Public Rights of Way. NPPF 105. Policies RT3/3, RT3/4, JP-C6

To repeat the LPA advice . 'Bridleways 27Ram and 28Ram are located adjacent to the site. As such UDP Policy RT3/3 - Access to the Countryside is applicable as it requires the Council to seek to improve and extend the existing network of Public Rights of Way.

The Public Rights of Way Officer has stated that: *it would appear inevitable that the works to create the development will have some affect on the width/available access along the bridleways (27RAM and 28RAM) and appropriate signage, barriers, permissions and/or closures will be required '*

There will be no permanent alteration to Moor Road and the bridleways. The development will not encroach beyond the site of Higher House. There will be a need for a partial temporary closure for a section of Moor Road to accommodate scaffolding for a short period. This will be designed to allow the continued use of Moor Road. All temporary and permanent drainage from the development and the site will be to the existing drainage system at Higher House. There will be no additional on site car parking.

Carbon and Energy. Policy JP-S2

The Proposed single storey annexe will be constructed using highly insulated walls, floors and roofs, including double glazed windows and insulated doors – all in accordance with Approved Document L1 of the Building Regulations 2021 and will follow a Fabric First approach. The building fabric will achieve compliant levels of insulation and will, therefore, achieve a minimum amount of heat loss from the interior spaces which will be heated using an air source heat pump.

The outward roof slopes of the proposed annexe are south easterly facing, however, they will be significantly shaded through a large proportion of the day by the adjacent 2 storey gable to Higher House Cottages, as well as Higher House itself and therefore, there will be little opportunity to gain any benefit from the use of photovoltaic panels located on the proposed roof. Furthermore, the listed status of Higher House and the affect that photovoltaic panels will have on its character and setting may be difficult to justify. There may also be an algae build up due to the property's location below significant tree canopies. Overall, electricity generation from solar panels may not worthwhile or visually desirable.

The proposed annexe will include energy efficient LED light fittings (as required under Approved Document L1 of the current Building Regulations) and there is, therefore, very little electrical energy usage connected with the proposed development.

Given the above points and that the proposed annexe is of modest size and includes a significant amount of insulation within the building fabric, it is suggested that compliance with Approved Document L1 should, by itself, be enough to demonstrate compliance with Policy JP-S2.

Digital Connectivity. Policy JP-C2

The proposed annexe is located close to Helmsore Road, with Higher House benefitting from an existing internet connection to the local area network and which provides acceptable download and upload speeds, even though there is currently no full fibre broadband installed within the area. This is a Householder Application and, therefore, there would currently be no requirement for submission of Digital Connectivity information as such, albeit that full fibre broadband will inevitably be installed within the Holcombe area within the near future. The proposed annexe will include the necessary digital infrastructure for the property to benefit from full fibre broadband in the future.

Contaminated Land

A watching brief will be established during the development.

Air quality

No action required.

Arboricultural Assessment/Landscaping

There are no tree works proposed/required. Permission has previously been given for tree work in the vicinity of the annexe and a survey report was submitted with the previous applications for the main house. Application 68241 for an annexe covering the same area has been approved. The site can be inspected by the LPA prior to the commencement of work and any additional information required can be provided.

There is little/no space for soft landscaping. The courtyard between the proposed annexe and the main house is partially surfaced in stone flags. This will be made good and additional flags added where required. The same finish is proposed for the small yard to the east of the proposed annexe.

M Nightingale Dip TP, Dip Arch Cons.
March 2025