

# NOTICE OF REFUSAL OF PLANNING PERMISSION

## Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

**To:**

Richard Gee  
Roman Summer Associates Ltd  
Haweswater House  
Waterfold Business Park  
Bury  
Lancashire  
BL9 7BR

**On Behalf Of:**

Mr & Mrs Packun  
Pike House Barn  
Blackburn Road  
Bolton  
BL7 0QH

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### PART 1 - Particulars of Application

**Application Number:** 66085

**Date of Registration:** 16/10/2020

**Proposal:**

Change of use of barn to form dwelling including single storey, two storey and roof extensions; External alterations include hardstanding area, new pond and landscaping

**Location:**

Higher Ash, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD

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### PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 With regard to the window openings, the proposed development, by virtue of the number, position, size and design of the fenestration interventions, are considered to be excessive, discordant and unsympathetic to the character and historic character of the barn and cumulatively would cause significant harm to the special character of the Green Belt and Area of Special Landscape. The proposed development would therefore be contrary to Bury UDP Policies EN1/1 - Visual Amenity, EN9/1 - Special Landscape Areas, OL1/4 - Conversion and Re-Use of Buildings in the Green Belt, SPD9 - Conversion of Buildings in the Green Belt and the principles of the NPPF.
- 2 With the exception of the boot room, the proposed extensions and the design and appearance of the roof dormer on the southerly elevation of the barn and the choice of materials for the roof link would, by reason of size, position and design, introduce discordant, alien and unsympathetic features which would be seriously detrimental to the character and historic character of the barn and the special character of the Green Belt and Special Landscape Area and therefore contrary to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt and , SPD8 - New Buildings and Associated Development in the Green Belt, SPD9 - Conversion of Buildings in the Green Belt and the principles of the NPPF.

- 3 The proposed garden and amenity area, by virtue of the size and extent and resulting encroachment into the Green Belt would have a significantly detrimental impact on the openness of the Green Belt would introduce a suburban character to the open landscape of the area and result in unacceptable levels of domestication and which would be inappropriate development. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN9/1 - Area of Special Landscape, H2/2 - The Layout of New Residential Development, OL1/4 - Conversion and Re-Use of Buildings in the Green Belt, SPD9 and the principles of the NPPF.

**The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:**

|       |                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------|
| NPPF  | National Planning Policy Framework                                                                      |
| H1/2  | H1/2 - Further Housing Development                                                                      |
| H2/1  | H2/1 - The Form of New Residential Development                                                          |
| H2/2  | H2/2 - The Layout of New Residential Development                                                        |
| EN1/1 | EN1/1 - Visual Amenity                                                                                  |
| EN1/2 | EN1/2 - Townscape and Built Design                                                                      |
| EN9/1 | EN9/1 - Special Landscape Areas                                                                         |
| OL1   | OL1 - Green Belt                                                                                        |
| OL1/4 | OL1/4 - Conversion and Re-use of Buildings in the Green Belt                                            |
| OL7/2 | OL7/2 - West Pennine Moors                                                                              |
| HT2/4 | HT2/4 - Car Parking and New Development                                                                 |
| SPD 9 | Development Control Policy Guidance Note 9 - Conversion and Re-use of Buildings in the Green Belt       |
| SPD8  | Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt |
| OL1/2 | OL1/2 - New Buildings in the Green Belt                                                                 |

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

**Applicant Plan Numbers:**

Location plan JP-PRO-14 B; Existing site plan JP-EX-01 Rev A; Proposed site plan JP-PROP-12 Rev D; Proposed fire plan JP-PROP-14 Rev A; Existing and proposed ground floor plans JP-PROP-16; Proposed ground floor plan JP-PROP-06 Rev B; Proposed first floor plan JP-PROP-07 Rev B; Proposed elevations JP-PROP-13 Rev A; Proposed elevations JP-PROP-09 Rev B; Proposed sections 1 of 2 JP-PROP-010 Rev A; Proposed sections 2 of 2 JP-PROP-11 Rev A; Existing elevations 1 of 2 JP-EX-04; Existing elevations 2 of 2 JP-EX-05; Existing ground floor plan JP-EX-02; Existing first floor plan JP-EX-03

**NOTES TO APPLICANT**

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

**Date of Decision:** 11/12/2020