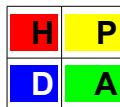


Change of use and extension of a stable block and the demolition of adjacent outbuildings to form one dwellinghouse .

Land at No 7 Arthur Lane, Ainsworth, Bury BL2 5PW

Ref:GS.250823.A

Planning Statement



October

Prepared by Hartley Planning and Development Associates Ltd

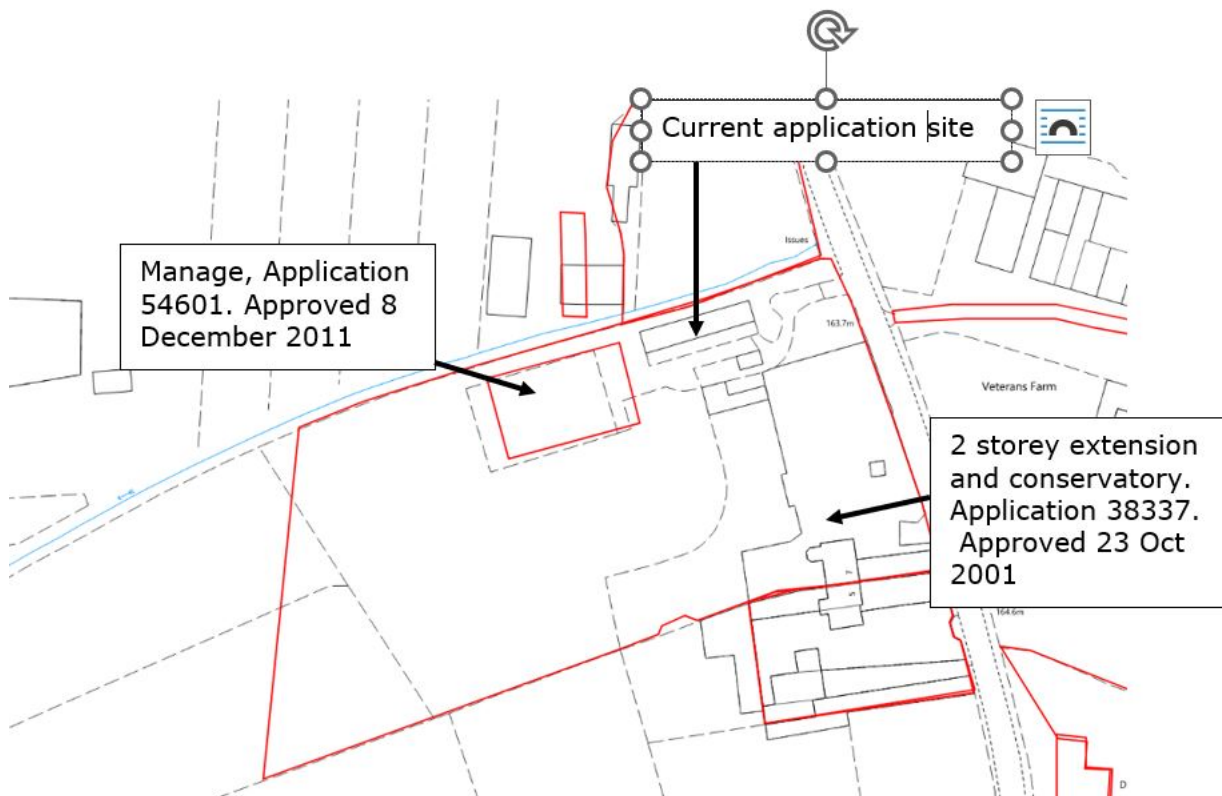
The site and the proposed development

The site adjoins and is in the same ownership with No. 7 Arthur Lane, Ainsworth. It includes a stable block with other detached and dilapidated outbuildings (the outbuildings).

The stable block is vacant, as are the adjoining detached outbuildings, and is permanent and structurally stable. It is constructed with blockwork.

Planning approval was granted in 2011 for an associated manege.: -

Extract from the local planning authority's planning application map: -



There is access from No. 7 Arthur Lane and also a separate gated access directly onto/from Arthur Lane and immediately adjoining the stable block. The proposal is to utilise this latter access.

The application site is within the Green Belt.

The Main Issues

The main issues are (i) whether the proposal is inappropriate development in the Green Belt including its impact upon openness, (ii) the effect of the proposal upon the character and appearance of the area and (iii) if the proposal is inappropriate development in the Green Belt, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances to justify development.

Whether inappropriate

Saved Policy OL1/4 of the Bury Unitary Development Plan 1997 (UDP) states that the conversion and re-use of buildings in the Green Belt is not inappropriate development and will be permitted providing that certain criteria are met. Those criteria include that the development and any associated uses of land surrounding the building do not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it, and that the building is of permanent and substantial construction, and capable of conversion without major or complete reconstruction. The Council's Development Control Policy Guidance Note 9: Conversion and Re-use of Buildings in the Green Belt (SPD 9) provides further guidance on such proposals.

The National Planning Policy Framework 2023 (the Framework) considers that *'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt'*. (Para. 149). However, it permits the following exceptions: -

Para. 149(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',

and at (g) 'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development '.

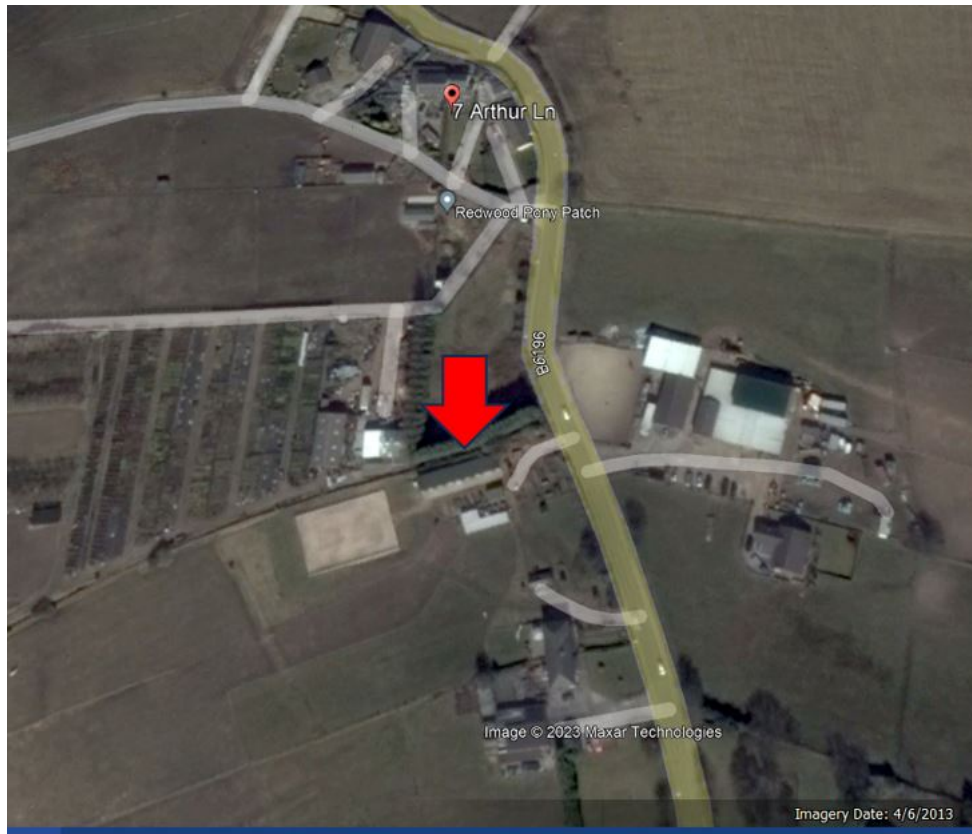
Furthermore, paragraph 150 of the Framework permits the following development in the Green Belt: -

'150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

d) the re-use of buildings provided that the buildings are of permanent and substantial construction'.

The stable block and associated outbuildings have been present on the site for many years and can be considered to be permanent and substantial: -

Google Earth (Imagery date 4 June 2013) : -



The proposed change of use and extension to the building would not have a greater footprint or volume than the existing building plus the demolition of the adjoining outbuildings and the replacement of the mono pitch roof by a dual pitched roof. The changes would add only approximately 1 metre to the overall height: -

	Floor area(m2)	Volume (m3)	Height(m)
Existing stable block	137	350	2.8
Existing outbuildings to be demolished	110	226	
Total	247	576	
Proposed converted dwelling	187	568	3.825

The proposed development would lead to a reduction in the floor area and volume of buildings. and with an overall height increase of approximately 1 metre.

The associated amenity area is largely confined to the existing hard standing area.

Therefore, the proposed development would not be inappropriate in the Green Belt

Character and appearance

The main proposed changes are: -

1. An extension to the front elevation of the building to increase the overall width by some 1.7 metres.
2. The replacement of the monopitch roof by a dual pitched roof, to be faced with artificial blue slate.
3. All external walls to be faced with pitch face natural stone.
4. The concrete apron to the front of the building to be landscaped and incorporated into the curtilage to the property.

The area falls within a Special Landscape area. Policy ENG/1 of the UDP states that ‘ *any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas*’. The justification adds that ‘ *development in those areas will not be prevented, but will be subject to strict control to protect or enhance the character of these areas. This will help to safeguard the pleasant environment of these areas*’ .

The building is set back from Arthur Lane and has its gable facing the road. It is at a lower level than the road and has mature trees to the rear and sides. All these factors make it inobtrusive in the landscape.

The proposed development essentially would retain the basic design of the stables block but would enhance its character and appearance by the addition of a double pitched roof and external stone cladding. The associated amenity space would be kept to a minimum so as not to urbanise the landscape.

Therefore, it would accord with policy GE/1 of the UDP and also with paragraph 130 of the Framework which places great weight upon good design which reflects the character and appearance of the area within which it is set.

Other Matters

Housing Land supply

The LPA cannot demonstrate a 5 year supply of deliverable housing land. Paragraph 11(d) of the Framework states that in such circumstances a presumption in favour of development applies unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

While the footnote to the paragraph states that this policy does not apply to development in the Green Belt, the proposed development would help to meet the shortfall, and in so doing would not be inappropriate development in the Green Belt.

Comparable development

The proposed development is highly comparable to a scheme, now completed, allowed on appeal on 19 June 2019 for the change of use and conversion of a stable block to a dwelling at Nutt Lane Stables, land to the east of Nutt Lane, Simister, Prestwich, Manchester M25 2SJ. (Application No 63517. Appeal ref: APP/T4210/W/19/3221445). A copy of the appeal decision letter is submitted with this current appeal.

Drainage and services

The building already has a water and electricity supply .

Surface water drainage would be to a soakaway.

Foul drainage would be to a septic tank/biodisc.

Contamination

The site has not been used for any purpose which would lead to the presence of any abnormal levels of contamination as described in the Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance 2012.

Flood Risk

The application site is within the least risk zone (Zone 1) :-



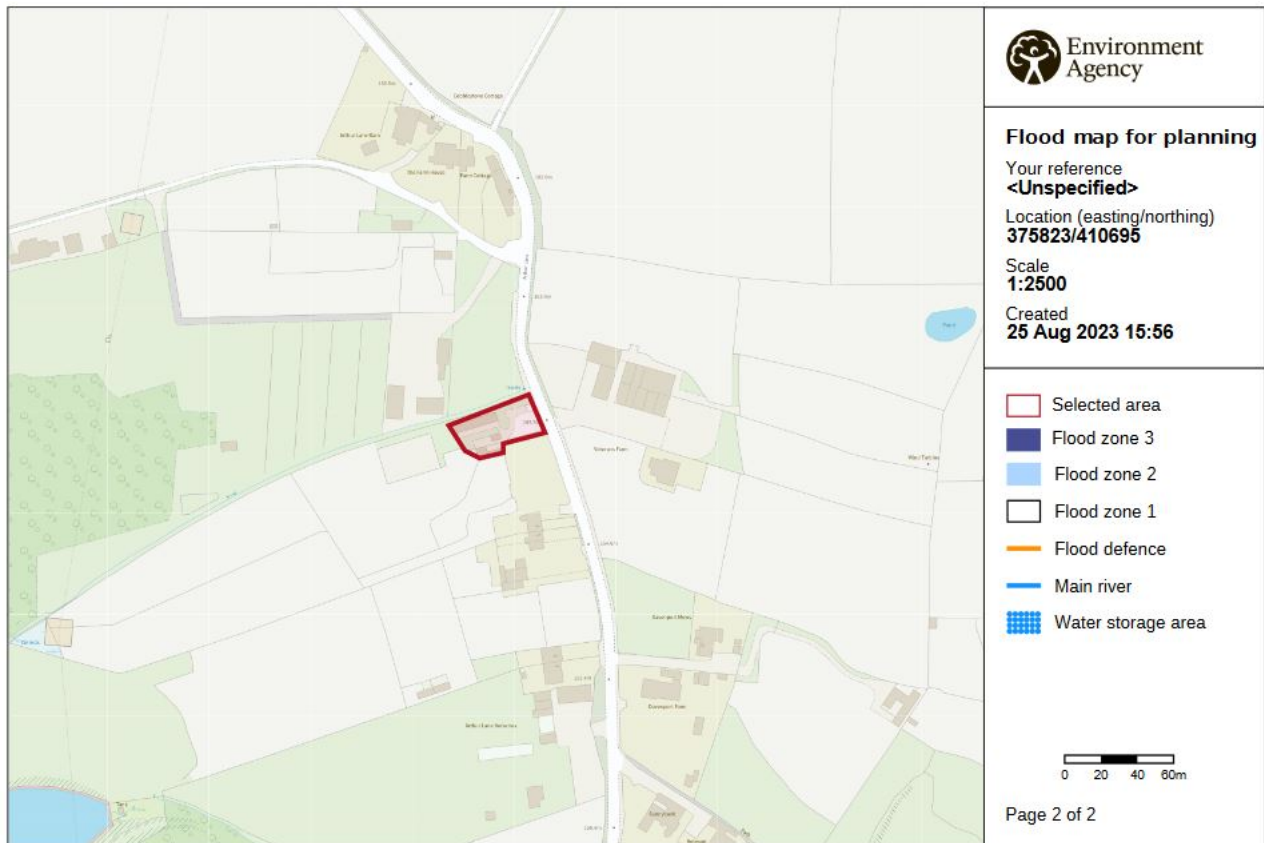
Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
375823/410695

Created
25 Aug 2023 15:56

Your selected location is in flood zone 1, an area with a low probability of flooding.



Coal Mining risk

The application is not within a high risk zone on the Coal Authority's map: -

