

DELEGATED REPORT

Report by Mo Warsame	Date of report: 13/03/2025	Ref: 71461/FUL
Registration: 20/12/2024	LDFC: 31/01/2025	Expiry Date: 14/02/2025
Site Visit: 07/02/2025	Site Notice: N/A	Press Date: N/A
04:00:00		
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two Storey Side Extension with zinc cladding and first floor balcony at rear

Location: 344 Bradley Fold Road, Radcliffe, Bolton, BL2 6RL

Description

The application relates to a two-storey detached house located within a rural setting in the Green Belt. The curtilage includes a detached outbuildings being used as a storeroom but not affected by this proposal. The property is situated on a large plot of land and there is a drive to the side and gardens to the front and rear. There are no properties to the rear or adjacent to the site. The property to the front is over 30m away. However, Barn at Coggra Fold Farm is situated in front of the site across the highway. This is a Grade II listed building.

Planning permission is sought for the erection of two storey side extension and a first floor balcony to the rear. The proposed two storey side extension would project 3.62m to the side and run 6m to the rear. The extension would have a setback of 0.8m from the principal front elevation and 0.5m from the rear elevation. The first-floor balcony would be to the rear of the existing property and it would have glass railings measuring 1.3m. The proposal would facilitate a living space, utility area and a WC on the ground floor along with a balcony platform and additional bedroom with en suite bathroom on the first-floor. The proposed development would have a pitched roof and would be finished zinc cladding.

Relevant Planning History

02758/E - 2 no. new detached dwellings - Enquiry completed 08/09/2022

55746 - Relocation of existing storage tank no. 2 and installation of additional 50 tonne storage silo - Approve with Conditions 18/12/2012

68324 - Prior approval for the change of use and associated operational development required to change an agricultural building into 1no. dwelling - Prior Approval Required and Granted 28/06/2022

Publicity

Neighbour letter(s) sent on 10/01/2025. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

EN1/1 Visual Amenity

EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2/3	Listed Buildings
EN6/3	Features of Ecological Value
OL1/2	New Buildings in the Green Belt
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework
PfE	Places for Everyone
OL1/3	Infilling in Existing Villages 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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

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 and PfE Policies 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.

Policy and Heritage - Chapter 16 of the NPPF relates to the historic environment and paragraph 206 states:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

NPPF paragraph 208 states: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

UDP Policy EN2/3 Listed buildings supports the guidance within the NPPF.

In terms of its impact, the proposed two storey side extension and a first floor balcony to the rear is not considered to have a detrimental impact on the character and appearance of the listed building opposite the site. There would be vast distance between the proposed development and the Grade II listed building (Barn at Coggra Fold Farm). Furthermore, the proposed balcony would be to the rear of the site. This would be the opposite side and as such, would not be visible from the front of the street.

Whilst there would be views of the proposal within the wider settings, it would not be to the extend that it would cause any harm or loss of significance to the listed building. As such, it would be acceptable. Moreover, the conservation officer has no objection to the proposal and as such the proposal would protect and enhance the heritage asset and complies with the NPPF, PfE and UDP Policies listed above.

Green Belt

The application site is located in the Green Belt and as such, paragraph 149 is relevant.

Paragraph 149 of the NPPF states that the construction of new buildings would be inappropriate in the Green Belt. 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) 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, 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; or

not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy OL1/2 - New Buildings in the Green Belt 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 if this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages as set out under Policy OL/3.

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 disproportionate SPD 8 considers additions of up to a third (33%) of the volume of the original dwelling, notwithstanding other material planning considerations such as design and visual appearance. 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.

The proposed extension is located within the greenbelt in a rural area of Ainsworth. The original dwelling as existing but excluding later extensions measures 125m², and 162m² following the construction of the proposed development. This would represent a total increase of 30.4% which would be within the 33% suggested in SPD 8. The dwelling and proposed extension is reasonably within a cluster of structures in a rural area, partially screened by trees, is lower than the existing main roof pitch, set back from the highway by a good distance and is therefore considered to be acceptable in terms of massing, and height.

In this instance due to the location of the proposal and design it is considered that the proposal would not conflict with the surrounding land uses nor would it create harm to the openness of the Green Belt given the above circumstances. It is considered therefore that the proposal is a limited extension that would not have an adverse impact on the openness of the Green Belt or result in a disproportionate addition above and beyond the original (replacement) building and is a limited extension. It is there considered that the proposal complies with the NPPF, UDP Policies OL1/2, and associated guidance in SPD8.

Visual amenity

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that complements the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

In terms of scale, design, and appearance the proposed two storey side extension would be generally in-keeping with the existing property. Situated at the side, the proposed extension would be readily visible from the public arena. However its design and scale is considered to be appropriate.

The application dwelling is situated within a large site with no nearby properties and the extension would be built within the site boundaries. As such the proposed development would not have any significantly detrimental impact on the openness of the surrounding green belt and the proposed development would comply with Bury UDP policies OL1 and OL5/2 of the Bury UDP and the NPPF.

In terms of visual amenity the proposed extension would be a modest and modern structure positioned on the side of a traditional pitched roof property. The proposed development would be finished in zinc cladding. Whilst some modern extensions with modern materials on traditional style properties may not be acceptable, in this instance the proposed extension would be subservient and compliment the character of the existing building and the other buildings in the local vicinity as it would have a lower roof than the existing main roof pitch. The two storey extension would therefore be considered to be acceptable in terms of massing, and height.

At the rear, the proposed balcony extension would also be a modest structure with simple design that would be in keeping with the original dwelling. Additionally, it would not be visible in the street scene at front of the property and as such, it is considered to be in keeping with the existing building, and would not be considered significantly detrimental in terms of visual amenity.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity.

Residential Amenity

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

There are no adjacent properties on either side of the property nor beyond the rear site boundary. Additionally, the neighbouring Grade II listed property in front is situated over 30m away. Additionally, the proposed two storey side extension would not project beyond the principal front elevation. Therefore, there would be no serious impact on amenities of the nearby neighbouring properties.

The proposal therefore conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Highways

The proposal will result in one additional bedroom and there will be no changes to the parking layout. Therefore, the driveway at its current condition would meet the maximum parking requirements.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 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 drawings numbered ZT24-196-03, ZT24-196-04, ZT24-196-05 and 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 and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	13/03/2025	DM -	14/03/2025

