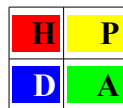


**Full Planning application for the replacement of a stables building by a
dwelling at 41 Arthur Lane, Ainsworth, Bury BL2 5PR**

Planning Statement



November 2024

Prepared by Hartley Planning and Development Associates Ltd

The proposed development

The application site related to land to the rear of 41 Arthur Lane currently includes a stables block and other structures.

On 22 July 2022, under application ref 67550, its change of use, conversion and extension was allowed on appeal (ref APP/ /T4210/W/21/3288575) subject to conditions.

Pre-construction conditions no's 3-7 inclusive and condition 9 were discharged on 15 June 2023.

The existing stable building and structures still remain on the land, though a legal start has now been made to the development approved on appeal.

On 25 April 2024, under planning application 70580, planning permission for the replacement of the existing stables by a two storey dwelling was refused on the basis that, by its disproportionate size, scale and volume, it would be inappropriate in the Green Belt, and also that its two storey development would adversely affect the character and appearance of the area.

Application is now made to demolish the stable and other buildings and to replace them with a single storey dwelling.

The main reason for the current application when compared to the extant approval is that the latter is close up to trees and hedging owned by the neighbour who wishes to keep the vegetation. As such, the outlook from the approved bungalow would be an overbearing one, and indeed the maintenance of the building would be severely restricted.

The proposed siting for the current proposal pulls the building away from the boundary.

The site is in Green Belt.

The main issues

The main issues are (i) whether or not the proposal would be inappropriate development in the Green Belt, including its impact upon openness and its purpose (ii) the effect on the character and appearance of the area; and (iii) if it is inappropriate development, whether the harm by reason of inappropriateness and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Whether inappropriate development

The Greater Manchester Places for Everyone Joint Development Plan Document (2024) (PfE), in policy JP-G9 refers to the main purposes of national Green Belt policy ie to check the unrestricted sprawl of large built-up areas, to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In this instance, there is an extant approval for the conversion and extension of the existing stable block on the site to form an existing dwelling and as such the new proposal for a similarly sized dwelling would not conflict with the purposes of the Green Belt as listed above.

The National Planning Policy Framework 2023 (the Framework) states as follows: -

‘154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
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.'

The proposed site, being used for stabling, is a previously developed, brownfield site. Moreover, when determining the earlier appeal relating to the conversion and extension of the building to form a dwelling, it was accepted that the building is not a temporary structure.

The above exception is also dependent on there being no adverse impact upon openness. In this case, the overall floor area and height of the proposed building is comparable to the extant approval

The Council's' New Buildings and Associated Development in the Green Belt, Development Control Policy Guidance Note 8 2007 (SPD) also states as follows: -

4.24 Where a replacement dwelling is proposed, the new dwelling should reflect the original dwelling in terms of massing, siting and area of footprint, height and should not be materially larger than the one it replaces. Any significant deviation from this would need to be justified as 'very special circumstances. Calculations and workings of any increase in volume must be submitted with your planning application. In general terms, the Council may allow the original volume to be increased by up to a third as part of a proposal for a replacement dwelling. However, each proposal will be considered on its own merits and even an increase up to a third may not be appropriate in certain situations (e.g. if the site is a particularly sensitive area or if there are other amenity issues).

The proposed dwelling is not as yet for a replacement dwelling, though there is an extant permission for such. Nevertheless, the proposed dwelling would compare to the extant approval on the site and when other structures including containers would be removed: -

Floor area of extant approval	71m2	
Other structures to be removed from the site	68M2	
		139m22
Foor area of the proposed bungalow		102m2

The proposed bungalow would have a comparable height to the extant approval.

For these reasons, the proposed development would not be inappropriate in the Green Belt

Character and appearance

When refusing the previous application ref 70580 for a two-storey dwelling the local planning authority (LPA) considered that *'Whilst the smaller converted former stable block, with its characteristic low profile would have a limited impact visually, the impact of a large two storey dwelling would be significantly greater, particularly set against the open land to the south, west and east. Whilst the finishing material of stone and slate would not be out of keeping with the finishes to other properties in the area, the proposed two storey dwelling, sitting out on its own on the south side of the access road would be prominent and appear particularly incongruous and have a seriously detrimental impact on the visual amenity and character of the area with its surroundings'*.

The current proposal aims to address these concerns. It is for a single storey dwelling with a similar height to the extant approval. The main difference is that the current application adjusts the actual position of the proposed dwelling somewhat by siting it slightly further away from the boundary hedge.

Consequently, we consider that the proposed development would accord with policy JP.G1 of the PfE which requires that development should reflect and respond to its location, and with Chapter 12 of the Framework which requires the same

Other matters

External materials

Please see submitted plans.

External walls to be pitch faced natural local stone with natural stone quoins: -



Roof to be natural blue slate



Windows would be wooden casements, set in from the external elevations by 50mm

Landscaping and boundary treatment

See separate plan

Drainage

Surface water would be directed to a rainwater harvesting system (Klargester) to be recycled and then, with foul drainage, to a biodisc (again Klargester) Trade details are submitted and also a drainage plan.

Biodiversity enhancement and BNG

A BNG matrix is submitted with the application

In addition, other biodiversity enhancement proposals are included in the bat report.

Conditions discharged regarding the extant approval

When determining the earlier appeal for a dwelling on the site the inspector imposed several conditions. The pre-construction conditions were subsequently discharged by the LPA.

The same proposals relating to the discharge of the following conditions. would apply in the case of the current application, as follows:-

Access

The extant approval included a condition relating to access into the plot and along the lane. The condition was discharged on the basis of the following proposal and which applies in the current case: -

‘The current access to the site is through a gate which abuts the lane. The proposed plans show the access into the site without a gate permit a vehicle to draw off the access and into the proposed development and of a width to allow two vehicles to pass’.

Bats

The condition was discharged on the basis of the following proposal and which applies in the current case: -

‘Please see update bat report’

The same report, dating from October 2022 is submitted with the current application.

2 no.1FE Schwegler bat access panels would be included at eaves height prior to first occupation of the dwelling.

Asbestos

The same report as submitted with the extant approval is submitted with the current application.