

DELEGATED REPORT

Report by Tom Beirne	Date of report: 02/07/2025	Ref: 71877/FUL
Registration: 13/05/2025	LDFC: 19/06/2025	Expiry Date: 08/07/2025
Site Visit: 01/07/2025	Site Notice: N/A	Press Date: 05/06/2025
Objections: 0	Con Area:	Adv Type: ARW
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

Proposal: Raising of height of ridge of roof and installation of 2 no roof lights at rear to form loft conversion; two storey extension at side; new access door / stairs and first floor window to side elevation; bin store at side; erection of front boundary wall

Location: Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP

Description

This application follows a recent approval for a larger residential development scheme in 2022 (68505). This application seeks to amend part of the previous scheme by raising the roof and eaves of the farmhouse to be renovated by approximately 1m and extended and adding two rooflights to accommodate a second floor within the roofspace.

The site comprises an existing dwelling - Hollymount farmhouse, which is a 2 storey stone built cottage, located at the lower end of a single lane track which continues past the site and leads to a residential hamlet, primary school and golf club. Claremont Lodge is the nearest residential property to the north. The site is otherwise bounded by open fields and farmland. The site is located on land designated as Green Belt, Area of Special landscape, West Pennine Moors, River Valley and Wildlife Corridor.

Relevant Planning History

01802/E - Conversion of farm buildings into 4 no. dwellings - Enquiry completed 14/06/2016
02170/E - Proposed residential scheme of 5 no. dwellings - Enquiry completed 06/09/2018
02650/E - Residential development - 6 dwellings - Enquiry completed 07/01/2022
03034/E - Second floor roof extension to type 1 existing farmhouse extension - Enquiry completed 17/12/2024
03068/E - Second floor roof extension to type 1 existing farmhouse extension - Enquiry completed 03/04/2025
53930 - Lawful Development Certificate for existing use of site for siting of a mobile home in breach of condition no. 3 of planning permission 28271/93 - Lawful Development 17/06/2011
54008 - Demolition of 4 barn buildings & conversion of redundant agricultural buildings to form three dwellings, including reconstruction of external walls & raising of roof. - Withdrawn - Invalid 11/08/2011
54376 - Demolition of 4 barn buildings & conversion of redundant agricultural buildings to form 3 dwellings, including reconstruction of external walls & raising of roof - Withdrawn by Applicant 18/10/2011
54962 - Demolition of 4 barn buildings & conversion of redundant agricultural buildings to form 3 dwellings, including reconstruction of external walls & raising of roof (Resubmission of 54376) - Refuse 15/06/2012
60437 - Conversion of farm building into 4 no. residential units; Demolition of the other farm buildings and replacement of mobile home with permanent dwelling - Approved 28/09/2016
68505 - Demolition works and redevelopment for 4no. new dwellings (3 new build, 1 barn conversion) with car ports and two storey extension at side of existing farmhouse; associated landscaping; access works. - Approved 14/12/2022

Publicity

Immediate neighbours notified by letter dated 23/05/2025. Site and press notices posted.
No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

OL5/2	Development in River Valleys
OL7/2	West Pennine Moors
EN6/4	Wildlife Links and Corridors
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN9/1	Special Landscape Areas
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD 9	Conversion and Re-use of Buildings in the Green Belt
NPPF	National Planning Policy Framework
JP-G3	River Valleys and Waterways
JP-S1	Sustainable Development
JP-G2	Green Infrastructure Network
H2/3	Extensions and Alterations
SPD8	DC Policy Guidance Note 8 - New Buildings 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.

Green Belt and Visual amenity - The raising of the roof and eaves of the farmhouse is not significant in terms of the openness of the Green Belt, character of the River Valley and Special Landscape Area. The change to the roof would not have a serious impact on the design and appearance of the house and wider streetscape given the scale of the overall scheme and its relationship with the rest of the approved development. The two additional rooflights would also not have a significant detrimental impact in terms of visual amenity. The extension would be finished in stone and slate to match the existing house.

The proposed extension and changes to the roof are considered to be acceptable and complies with UDP and Places for Everyone Policies and associated guidance relating to design and visual amenity H2/3 Extensions and Alterations, EN1/1 Visual amenity and JP-S1 Sustainable Development.

The changes reflect the discussions and advice relating to a pre-application enquiry 03068/E.

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 108_L26, L27-A, E23-C, E24-A and E25 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

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pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

- 4 The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/1 Visual Amenity.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
T. Beirne	02/07/2025		