

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 23/04/2026	Ref: 72828/FUL
Registration: 19/02/2026	LDFC: 15/04/2026	Expiry Date: 16/04/2026
Site Visit: 25/03/2026	Site Notice: 25/03/2026	Press Date: 19/03/2026
Objections: 0	Con Area: RAMS	Adv Type: CA
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIDW

Proposal: Change of house type on granted planning application 57570 to include: two storey extension to the gate house, located to the west of the pike detail; single storey extension with parapet balcony between the gatehouse, the corner house and old engine house building; addition of a double storey extension on the end of the gate house and addition of rooflights and windows to the rear elevation of the gate house

Location: The Gate House, Cobden Mill Court, Ramsbottom, BL0 9GG

Description

This application relates to the end dwelling of a converted Mill building, located north of Kay Brow and to the west of Square Street. The site is bound to the front by a stone wall together with a wooden access gate for vehicular and pedestrian access. The rear boundary comes about with the pavement with the western side boundary also coming in line with the pavement, and the eastern side adjoining The Old Engine House and the Corner House (other residential dwellings).

The proposal is to regularise that built on site, by amending the house type granted under planning permission 57570 by seeking consent for the two storey extensions to the eastern and western sides and a single storey extension with parapet balcony between the gatehouse, the corner house and old engine house building. Windows and rooflights to the rear elevation have also been added and therefore also need consent.

The amendment of the house type includes amending the window design at the property, as well as a garage door being replaced by a window on the front elevation. The front door is also now located further towards the west on the front elevation.

The two storey extension to the eastern front side fills in a gap where a patio was previously approved under application 57570. The extension projects a maximum of 3.5m further forward (to the north), and is a maximum of 5.9m in length before chamferring in either side to form a corner. It incorporates a flat roof 4.8m in height.

The two storey extension to the western side projects 2.3m from the approved side elevation and spans the width of the property at 6.9m. It incorporates a gable end roof, with ridge and eaves height to match that of the existing dwelling. As viewed from the courtyard of The Mill, this is 7.2m to the ridge, and 4.9m to the eaves.

The single storey extension with parapet balcony projects a further 2.4m into the front courtyard area of the property, and is 4.5m in length. It incorporates a flat roof approximately 3.6m in height.

The additional windows and rooflights to the rear include 3 ground floor windows, 4 first floor windows, and 4 velux rooflights 1.3m x 1.3m.

The surrounding area is mixed use in nature, with residential and commercial uses. Parking

at the site is within designated bays, or on private driveways.

The site is located within the Ramsbottom Conservation Area.

Relevant Planning History

57570 - Conversion of former mill to 11 no. two bedroom apartments and 3 no. 1 bedroom apartments along with 1 no. three bedroom dwelling house and 3 no. four bedroom town houses in the former mill yard - Approve with Conditions 07/08/2014

Adjacent Site

63702- Variation of condition Nos 2, 13 and 14 of planning permission 57570 for the reduction in number of apartments from 14 to 13; addition of weather vane to roof; amendment to dormers on rear elevation; addition of dormers to front elevation; amendments to turning head and car parking layout - Approve with Conditions 21/03/2019

72827 - Variation of condition 6, 7, 11 & 12 (approved plans) of planning permission 57570 (Conversion of former mill to 14 no. apartments and erection of 4no. dwellings): Amendments to Mill Building approved plans to include addition of rooflights, a third floor Juliet balcony to front elevation; addition of sun tunnels along ridge of rear elevation; amendments to front and rear fenestration and change to parking layout including reduction from 12 to 11 parking spaces - Awaiting Decision

Publicity

28 neighbouring properties were consulted on 10/03/2026.

A site notice was erected at the site on 25/03/2026, and a press notice published on 19/03/2026.

No comments or observations have been received.

Statutory/Non-Statutory Consultations

Traffic Section - no objection

Conservation Officer - no objection

Pre-start Conditions - Not relevant

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
HT2/4	Car Parking and New Development
NPPF	National Planning Policy Framework
PfE	Places for Everyone

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 PpE 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.

Impact upon conservation area

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. This imposes a duty on local planning authorities to have regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

The Town and Country Planning (Listed Building and Conservation Area) Act 1990 imposes a duty under Section 72 on Local Planning Authorities to pay 'special attention to the desirability of preserving or enhancing the character or appearance of that area' (section 72(1))

Paragraph 210 of the NPPF states that when determining planning applications, Local Planning Authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed would be sited within the Ramsbottom Conservation Area.

The proposals are located within the curtilage of the site, and utilise the same materials as the dwelling approved under application 57570. The additional windows and rooflights frames also utilise the same materials as used within the converted Mill building at the site. It is therefore not considered that the change of house type, extensions or additional windows or rooflights would be seen as an intrusive and unacceptable addition within the Conservation Area.

The Conservation Officer was also consulted and had no objections.

Given this, the proposed would protect and enhance the character of the Conservation Area. The proposal is therefore acceptable and complies with the NPPF and UDP Policies EN2/1, EN2/2 and EN2/3 with regard to conservation areas.

Visual Amenity

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The amendments to the house type, such as removal of one of the garage doors and re-siting of the front door are considered modest amendments, and do not cause any unacceptable visual impacts.

The single storey extension to the front of the property is outside of view from the street scene and therefore has a limited visual impact. Where it is visible within the Mill courtyard, it is of a scale and height subservient to the existing dwelling and therefore does not appear out of character.

The western side two storey extension is set back from the front gable feature of the property by approximately 1m and matches the ridge and eaves height approved under application 57570. For this reason, it appears as a consistent addition to the existing dwelling and as such causes no visual amenity impact.

The two storey eastern side extension infills a gap between the application property, the Old Engine House and the Corner House. Despite it incorporating a flat roof, which are not usually favoured, especially on two storey extensions, it sits comfortably when viewing the property from the Mill Courtyard and does not appear as an intrusive or out of character addition. The roof incorporated into this feature is also lower than the maximum ridge height of the dwelling, and so it also appears as a subservient addition.

The additional windows and rooflights to the rear elevation are similar to that of the rear elevation of the Mill, as viewed along Square Street. Given this, they appear as a consistent addition and are considered acceptable.

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, and Places for Everyone Joint Development Plan listed.

Residential Amenity

Properties to the west retain 9m between the extensions. There is an additional side window facing these neighbours but as this serves a garage which is not habitable, there is no further impact.

There are no directly facing neighbours to the front. There are indirect neighbours which retain 14m of interface distance, and all first floor habitable rooms still retain 7m to the front boundary. Given this, it is considered acceptable. The balcony sited on the single storey front extension does not overlook any private amenity space, nor causes any further overlooking into neighbouring windows and so given this, it is acceptable in this instance.

There are no residential neighbours to the rear that could be impacted.

Parking

SPD 11 provides guidance on the parking provision of developments. The standards are:

- 1 space per 1 bed dwelling;
- 2 spaces per 2-3 bed dwelling; and
- 3 spaces per 4 bed dwelling.

As the property has 4 bedrooms, it is therefore required to have an off road parking provision of 3 spaces.

Despite the proposal, it is still considered that the front yard of the property could still accommodate 3 cars, and there is a large garage at the property too. Given this, the parking provision at the property is acceptable.

Highways

There are no highways amendments proposed, or amendments that would impact the highway and as such there would be no additional impacts.

Ecology and Biodiversity Net Gain

Bats

Application 57570 noted the following:

A bat survey was submitted, which concluded that there is a low possibility that occasional bats use the buildings although the presence of a roost is considered to be very unlikely. The site has been surveyed 6 times between April 2006 and May 2014 and the results of all the surveys were similar. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to the bats and the recommendations of the report.

As this consent is retrospective, a condition relating to bats has not been acknowledged however an informative has been added to the decision notice making the applicant aware of the legal regulations with bats.

Biodiversity Net Gain

The previous application 57570 was approved with conditions in 2014, prior to the mandatory BNG requirements coming into place in February 2024.

Given this, it is exempt.

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 This decision relates to drawings numbered TDS-24-196-01 Rev /, TDS-25-196-02 Rev / and TDS-25-196-03 Rev / 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> CO 23.04.2026	<u>Date</u>	<u>Sign off Officer</u> DM 23.04.2026	<u>Date</u>
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