

KG Planning Ltd

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Planning Statement

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1. THE APPLICATION SITE AND ITS SETTING

- 1.1 The application site consists of an existing garage/workshop along with two storage containers, a garage/store and a caravan which are all used in connection with horsiculture and the keeping of chickens.
- 1.2 The site is located on Taylor's Lane, which is a predominantly residential area.
- 1.3 The site is a short walk from Bury New Road where there are bus stops providing easy access to both Bolton and Bury. There is a dedicated cycle lane on Bury New Road and Breighmet District Centre, which provides a wide range of services and facilities, is in easy cycling distance from the site.
- 1.4 The property lies within the Green Belt in Bury's Unitary Development Plan and is designated as a Special Landscape Area.

2. THE PROPOSAL

- 2.1 This statement has been prepared to inform a full planning application for the conversion of the stone built garage/workshop building to a dwelling.

3. RELEVANT TOWN PLANNING HISTORY

- 3.1 Planning application reference 64419/FUL for the demolition of existing detached garage/store and erection of new detached garage/store was approved on 25th October 2019. This application relates to one of the other buildings on the site.
- 3.2 Application reference 69444/FUL for the change of use from garage unit into 1 no. dwelling was refused on 9th June 2023. The reasons for refusal related to:
 - 1) Insufficient information with regards to the structural integrity of the existing building;
 - 2) The design of the proposal;
 - 3) Insufficient information with regards to ecology;

4) Inadequate car parking and turning arrangements; and'

5) Insufficient information regarding fire and rescue access.

3.3 These reasons for refusal are addressed in this planning statement and are reflected in the amended scheme.

4. PLANNING POLICY

4.1 Local planning policy is set out within the development plan, which comprises of Bury's adopted Unitary Development Plan (UDP) 1997.

The most relevant policies to this application are considered to be:

- OL1 Green Belt
- OL1/4 Conversion and Re-use of Buildings in the Green Belt
- H1 Housing Land Provision
- H1/2 Further Housing Development
- H2 Housing Environment and Design
- H2/1 The Form of New Residential Development
- H2/2 The Layout of New Residential Development
- HT2/4 Car Parking and New Development
- HT4 New Development
- EN1/1 Visual Amenity
- EN6 Conservation of the Natural Environment
- EN9/1 Special Landscape Area

- Development Control Policy Guidance Note 9 Conversion of Buildings in the Green Belt also relevant to this proposal.

4.2 Relevant national planning policy is established within the National Planning Policy Framework (the Framework).

5. ANALYSIS

Green Belt

5.1 The Framework attaches great importance to the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes, which are set out in the Framework at paragraph 138, these purposes are re-iterated in policy OL1 Green Belt:

- 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.

5.2 Paragraph 148 explains that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

5.3 Paragraph 150 states that the re-use of buildings provided that the buildings are of permanent and substantial construction is not inappropriate and paragraph 149 allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the side of the original building.

5.4 Policy OL1/4 states that the conversion and re-use of buildings in the Green Belt is not inappropriate development provided that:

- it would not have a materially greater impact on openness;
- any extension or re-used buildings and associated uses of land do not conflict with openness;
- buildings are of substantial and permanent construction and capable of conversion without major or complete reconstruction;
- the form, bulk and general design are in keeping with the surroundings;

- suitable access and traffic can be accommodated;
- all necessary services can be provided;
- protected species would not be affected.

5.5 The proposal is for the re-use of an existing stone building that has been on site for over 50 years. A Structural Appraisal has been prepared by Foxx Limited and submitted in support of this application. The report concludes that 'We are of the opinion that the building is suitable to safely sustain the loadings from the proposed conversion without recourse to any significant rebuilding'.

5.6 The proposed changes to the main roof, from a hip to a gable with dormers and of the secondary roof, from a flat roof to a gable, will result in a 29% increase in volume over and above the volume of the original building, when the existing extension is taken into account. The existing extension has a volume of 30m³. With the proposed changes, the total increase in volume will be 48.5m³. The volume of the original buildings is 165.1m³. The footprint will not change. The 29% increase accords with the requirements of the Development Control Policy Guidance Note 9 which allows 33% and overall it is not considered that the proposal will result in a disproportionate addition in accordance with national planning policy.

Housing Development

5.7 This proposal will make a positive, albeit small contribution, to the Borough's housing land supply, which, is particularly important given the Borough, cannot currently demonstrate the requisite 5 year supply. A recent appeal decision (reference 3298500 November 2022) states that the Council has a 2.3 year supply, such the current shortfall is considerable.

Design and Amenity

5.8 The plans submitted with this application clearly show that the proposal meets the overriding principle of policy H2 which seeks to encourage good design in all new residential development. The requirement for good design is expanded upon in policy H2/1 which requires new development to make a positive contribution to the surrounding. Policy H2/2 requires new development to demonstrate an acceptable

standard of layout. Policies EN1/1 and EN9/1 seek to ensure that high standards of design are achieved ensuring that developments are sensitive to their surroundings.

5.9 The elements of the design which were considered to be acceptable when the previous application (69444/FUL) was assessed have been retained within this scheme.

5.10 In accordance with the second reason for refusal and the comments in the officer's report the amended scheme includes:

- a reduction in the size of the dormers (height, depth and width) which are now set down below the ridge height, which reduces the overall scale and mass of the proposal;
- cherry oak windows and doors as opposed to an anthracite colour;
- natural slate roofs at 25 degrees which will lessen the visual mass and scale of the proposal;
- the removal of the full height glazed door/window in the extension and replacement with a door only;
- the removal of the round gable windows – one of which has been replaced with a small rectangle window;
- a reduction in the height and increase in width of the side window facing Taylors Lane;
- a greater use of natural randoms stone;
- render only proposed for the rear elevation; and,
- header and cills to all windows and headers to the doors.

5.11 The orientation of the building will ensure that the amenity and privacy of existing residents is maintained.

5.12 The submitted plans demonstrate that the site can accommodate a two bedroom dwelling with sufficient amenity and bin storage space along with off road parking for two vehicles.

- 5.13 In accordance with policy it is considered that the proposed amendments will ensure that the distinctive features of this existing building are retained and that the rural character of the original stone building is maintained.

Highways, parking and accessibility

- 5.14 In accordance with policy HT2/4, which seeks to make sure that new developments make adequate provision for parking in new developments, the proposed site plan demonstrates that provision can be made for two spaces. The position of the two car parking spaces has been amended, which will enable cars to turn within the site, such that they will be able to enter and leave in forward gear.
- 5.15 Bury New Road provides easy access to Breighmet District Centre and bus routes which offer a frequent bus service to both Bury and Bolton which accords with the principles of policy HT4.
- 5.16 There is an existing fire hydrant approximately 3-4 metres from the entrance to the site, on Taylors Lane, which is identified on the site plan. Taylors Lane is used by refuse wagons weekly. The wagons go further along the lane to service the properties to the east of the site. On this basis, it is considered that the access will also be suitable for fire appliances, which are smaller in size. The ability for these appliances to access Taylors Lane is the same for all the neighbouring properties, many of which, as stated, are further along the lane to the east. As a result it is considered that the proposal meets the Greater Manchester Fire and Rescue requirement that vehicular access for fire appliances can be made well within the 45 metre range. If for any reason this is not considered to be acceptable then sprinklers can be incorporated into the scheme.

Ecology

- 5.17 In accordance with policy EN6, an Ecological Report has been prepared by Ecology Services UK Limited and submitted in support of this application. No significant ecological issues, with regards to bats or nesting birds, were identified in this report and this is reflected in the GMEU consultation comments, received in

relation to this application.

6.1 CONCLUSION

6.1 The re-use and small extension of this existing building accords with both national and local Green Belt policy. The conversion of the building to a dwelling, careful design and layout and the use of high quality materials ensures that proposal also accords with policies H1 Housing Land Provision, H2 Housing Environment and Design, H2/1 The Form of New Residential Development, H2/2 The Layout of New Residential Development, HT2/4 Car Parking and New Development policy HT4 New Development, policy EN1/1 Visual Amenity and policy EN9/1 Special Landscape Areas.

6.2 In accordance with the presumption in favour of sustainable development, the application should be approved without delay.