

239 Summerseat Lane Heritage Statement

(Please read this statement in conjunction with the submitted drawings)

Relevant Policies of the Bury Unitary Development Plan

Green Belt Considerations

Policies OL1/2 will be the main UDP green belt policy relevant to the proposals at 239 Summerseat Lane.

The National Planning Policy Framework (2021) also represents a material consideration in this respect as all policy needs to be consistent with national policy. Whilst paragraph 149 shares many similarities with adopted policy OL1/2, parts f and g of paragraph 149 are also relevant. Paragraph 149 of the NPPF is repeated below.

A local planning authority should regard the construction of new buildings as 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.

SUITABILITY OF PROPOSALS TO THE POLICY: The proposals comprise alterations to an existing building, it will not have a greater impact on the openness of the Green Belt than the existing development as it does not propose to extend the existing footprint.

The proposal falls within the exceptions listed above which permit development within the greenbelt as it is an alteration to a building that does not increase the size of the original building and there cannot be said to comprise a disproportionate addition to the dwelling.

Conservation and Heritage Considerations

The property of 239 Sumnerseat Lane shares a boundary with the site of the Grade II listed building Sumnerseat House and is located within the Sumnerseat Conservation Area.

The principal legislation which covers the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act).

The local policies of the Saved UDP which are relevant to the proposals are set out below.

EN2 – ‘Conservation and Listed Buildings’, this advises that *‘The Council will seek to preserve the Borough’s built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance’*. The justification to this policy notes that *‘Historic buildings and Conservation Areas are vitally important to the environmental quality of life in the Borough. They help to provide a diverse living environment, provide educational benefits and are important in improving the image of the Borough and its potential to attract visitors and investors. The protection and enhancement of Conservation Areas, Listed Buildings and areas considered to be of local historical importance is, therefore, considered to be an important element of the Plan’*.

EN2/1 – ‘Character of Conservation Areas’, this advises that *‘The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough’s Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:*

- retain, replace and restore features of historical and architectural interest;*
- retain and enhance existing landscape features including trees, parks and gardens;*
- initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes; remove dereliction and bring unused land or buildings back into beneficial use;*
- prepare and promote design guidelines to ensure sympathetic development’.*

EN2/2 – ‘Conservation Area Control’, this advises that *‘Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria:*

- the nature of the development in terms of its bulk, height, materials, colour, design and detailing;*
- the relationship between the proposed development and the architectural and visual qualities of the surrounding area;*
- where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;*

- *in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.'*

SUITABILITY OF PROPOSALS TO THE POLICY:

EN2 Conservation and Listed Buildings:

The proposals do not alter the elevation facing Summerseat House so the existing relationship will not change. 239 Summerseat Lane is only partially visible from Summerseat House due to the height of the boundary wall and mature trees also along the boundary.

EN2/1 Character of Conservation Areas:

retain, replace and restore features of historical and architectural interest;

The works are focused on the alteration of a circa 1989 extension to an existing cottage, there are no historical features in the extension and it is not of particular architectural interest.

retain and enhance existing landscape features including trees, parks and gardens;

The works are focused on the alteration of a circa 1989 extension to an existing cottage, there are no landscape features involved in the proposals

initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes; remove dereliction and bring unused land or buildings back into beneficial use;

The works are focused on the alteration of a circa 1989 extension to an existing cottage, there are no opportunities to refurbish street furniture, traffic management, etc. The dwelling is currently in use so there is no opportunity to removed dereliction/bring buildings back into use.

prepare and promote design guidelines to ensure sympathetic development.

The proposals comprise a garage conversion to a habitable room and the introduction of an additional window to an existing space. The preparation of design guidelines would be disproportionate to the scale of the proposals. No design guidelines have been prepared.

EN2/2 Conservation Area Control – Development should preserve or enhance the Conservation Area

the nature of the development in terms of its bulk, height, materials, colour, design and detailing;

The proposal is an alteration to an existing property and does not involve any increase of bulk or height as these aspects remain unchanged. The new materials and elements will match or compliment the existing. The garage door is being infilled partially with a new full height window the remainder of the old opening will be infilled with a new external wall. The new walling will have a rendered finish. The finish will be a fine cast render to contrast with the adjacent rough cast finish, but will be in white in colour to match. The new windows will have frame widths to match the existing on the main house. They will be painted to match. The east elevation has two new windows and an existing window replaced by a door. This elevation is not visible from Peel Hall Lane or

Summerseat Lane, however the principles above will apply; the windows will match those on the main building. The lintol over the new openings will be given a fine render coat in white.

the relationship between the proposed development and the architectural and visual qualities of the surrounding area

The proposals do not radically alter the relationship between 239 and the surrounding area. The garage door is being replaced with another framed element, (window) and a solid infill alongside. These elements will contrast with surrounding render so both window and rendered panel will echo the previous treatment, (see proposed east elevation). An additional window has been introduced on this elevation to bring light into the old gym space. This window will match the other windows in the extension and the original building in material and frame depth. Three windows have been introduced into the east elevation of the garage, this is the most significant change to the existing treatment, however the impact on the relationship of 239 to the surrounding area is negligible as the elevation is not visible from either Summerseat Lane or Peel Hall Road

View from Summerseat Lane; East Elevation not in line of site:

<https://www.google.co.uk/maps/@53.6280256,-2.3226846,3a,39.4y,367.98h,90.48t/data=!3m6!1e1!3m4!1sVOxfyhblY3Y6j74FifBOPA!2e0!7i16384!8i8192>

The view from Peel Hall is either obscured by trees in the summer, and in the winter the sweep of the boundary wall of the Summerseat House site obscures the elevation.

where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;

No demolition is proposed.

in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.'

The proposal alters the existing use of the garage, making it into a habitable room. In the surrounding context of a primarily residential area this would not impact on the character of the Summerseat conservation area. The building comprises a main circa 18thC construction, with the addition of a newer wing built in the late 20thC, the alterations are solely confined to the more recent extension. The alterations do not fundamentally alter the relationship of these two elements as no extensions in footprint or any increase in height of the newer extension are proposed.

As described above, the proposed materials and new building elements will match the existing, with the exception of the rendered infill panel which will have a finer render finish to contrast with the roughcast finish on the adjacent walls.

