

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 25/11/2025	Ref: 72468/NON
Registration: 30/10/2025	LDFC:	Expiry Date: 27/11/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Non-material amendment following grant of planning permission 71688
(Replacement dwelling with associated landscaping, servicing and incidental residential use of existing outbuildings): Changes to external fenestration, including a new side access door
Location: Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

Description

The site relates to a farmstead which is located in the Green Belt, Landscape Character Area, River Valley, Wildlife Corridor and West Pennine Moors. The site comprises the subject of this application, Ferns Farm which is the main dwellinghouse, two outbuildings, stables and menage.

The site is accessed via a tarmac lane which leads off Turton Road and the dwelling and associated outbuildings and equine facilities are located at a lower level to the main road.

The nearest properties are Fern Cottage which are located to the east but are accessed from the same lane as the site. The remaining surrounding area comprises open land and fields.

An application was approved for the demolition of the farmhouse and a replacement 5no. bed dwelling with associated landscaping, servicing and incidental residential use of the existing outbuildings (ref 71688)

The majority of the proposed dwelling would sit on the footprint of the existing house within similar building lines to the side and minor changes to the ground area arrangement. The front of the dwelling would face southwards towards the driveway access with the rear of the dwelling overlooking the fields and hills. The dwelling would be 2 storey with a single storey rear extension and would have a total ridge height of 8.6m, which would be approximately 1.35m higher than the existing.

The proposed dwelling would have a traditional stone built farmhouse appearance with a slate tiled roof narrower and small pitched roof porch at the front. The rear elevation would have a more modern appearance with larger glazed patio door openings from the rear elevation and juliette balcony from the master bedroom.

This application seeks amendments to the external elevations which comprise the following:

All elevations -

Replacement of fascia boards with wet verge roof
Stone gutters to replace timber fascia boards

Front (south) elevation - Changes to window positions, altered window arrangement, front door centred

Rear (north) elevation - Patio doors to change to aluminium french patio door, Flat roof

light to replace lantern roof, sliding door to change to french aluminium door, single to double patio door.

Side (west) elevation - New side solid entrance door change to position of external waste pipe.

Relevant Planning History

69172 - Demolition of stables and erection of 1 no. dwelling - Refused 06/03/2023

71688 - Replacement dwelling with associated landscaping, servicing and incidental residential use of existing outbuildings - Approve with Conditions 10/07/2025

72265 - Application to discharge condition 4 (construction traffic management plan (CTMP)) on planning permission 71688 - Approve 26/09/2025

72459 - Application to discharge condition 14 (materials schedule) on planning permission

71688 - Approve 19/11/2025

Publicity

n/a

Statutory/Non-Statutory Consultations

n/a

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
OL7/2	West Pennine Moors
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
MW1/1	Areas of Search
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
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 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.

Design and appearance

Changes involve the replacement of the fascia boards with a wet verge roof and stone guttering to replacement the timber fascia boards.

These changes are considered not to be significant to alter the character or appearance of the replacement dwelling.

The other alterations including to the window positions, changes to patio door designs and openings and replacement of the lantern light are considered to be acceptable and would not change the character of the original permission.

As such the proposals are considered to be non-material to the approved scheme ref 71688

Recommendation: Approve

Conditions and Reasons:

The proposed amendments to make external alterations to the previously approved dwelling would not affect the character of the originally approved scheme and there would be no adverse impacts on visual amenity. The development would still be in accordance with the principles of planning permission reference 71688 and the policies against which it was approved.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	25/11/25	DM	25/11/2025