



Conversion of Existing Stable Block to Self-Contained Annex Accommodation

At

Address: Whipney House,

Whipney Lane,

Greenmount,

BL8 4HT

Planning Statement





1. Introduction

This application proposes the conversion of an existing stable block into a self-contained annex accommodation, ancillary to the main residence at Whipney House.

The proposed annex is to be occupied by the applicants mother in law who is main carer for the applicants disabled son.

The applicant lives in Whipney House which is the main dwelling on the site and curtilage of the property in which the existing stable block is located.

The project seeks to meet evolving and everyday challenging family needs while preserving the architectural and environmental integrity of the structure and surrounding area. This proposal is consistent with Bury Council's Unitary Development Plan (UDP) policies and relevant guidance, including that related to the Green Belt and rural building conversions.

2. Site Context

Whipney House is situated within a semi-rural location in Greenmount, Bury. The stable block in question is a single-story, concrete block structure within the curtilage of the main property. The building is currently redundant, structurally sound, and contributes positively to the character of the site.

- **Dimensions:** Approximately - 4 x 18m
- **Surrounding Features:** The stable block is set back from nearest road and adjacent to main dwelling and mature landscaping, ensuring visual screening and integration into the rural setting.

3. Description of Proposed Development

The existing building has a total of six stables. The external walls are concrete block construction. The internal walls are constructed in solid blockwork with a flat roof above. There is a concrete floor base to the building. The submitted plan shows the existing and proposed layout which will provide a separate private space living space for the applicants mother in law when caring for her grandson.

The proposal includes:

1. Retention of the existing structure with no increase in footprint or height. The footprint will actually be reduced by approximately 12m²
 2. Sympathetic internal reconfiguration to include a bedroom, bathroom, kitchenette, and living area.
 3. Replacement of existing doors and windows with energy-efficient alternatives, consistent with the design of the adjacent main dwelling.
 4. Preservation of existing walls and roof structure with any necessary structural additions, ensuring the character of the stable block is maintained.
 5. Shared access and parking arrangements with the main dwelling.
-

4. Planning Policy.

Local planning policies are contained in the old Bury Unitary Development Plan. Current planning guidance is provided by the National Planning Policy Framework which was produced in its revised form in September 2023.

The UDP was adopted as long ago as 1997. It defines the boundaries of the Bury Green Belt. The site is currently within the Green Belt as is the adjacent land where permission has been granted for conversion of buildings with change of use.

The National Planning Policy Framework encourages the grant of planning permission for sustainable development which is in accordance with the development plan.

Paragraphs 147 to 150 of the National Planning Policy Framework and policies OL1/2 and EN/1 of the Council's Unitary Development Plan are relevant to the proposed development.

Most forms of development are considered to be "inappropriate development" which "is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

Paragraph 150 of the NPPF points out that certain forms of development are "not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it". These include, as in this case, "the re-use of buildings providing that the buildings are of permanent and substantial construction". An initial structural assessment of the building has been carried out by a Building Surveyor and they have confirmed that the building is suitable for conversion.

5. Policy Compliance

The proposal complies with the following national and local planning policies:

5.1. National Planning Policy Framework (NPPF):

- **Reuse of Existing Buildings:** The NPPF supports the reuse of redundant buildings, promoting sustainable development while reducing the need for new structures.
- **Preservation of Green Belt Openness:** Paragraph 150 of the NPPF allows for the reuse of buildings in the Green Belt, provided their conversion does not impact openness.

5.2. Bury Council Unitary Development Plan (UDP):

- **Policy OL1/2 (New Buildings in the Green Belt):** This policy permits the reuse of existing buildings where proposals meet criteria for structural soundness, minimal external alteration, and respect for the rural setting.
- **Policy OL4/5 (Conversion and Reuse of Buildings in the Green Belt):** The proposal aligns with the policy's emphasis on retaining original features and ensuring ancillary residential use.

5.3. Development Control Policy Guidance Note 9:

- This guidance supports the conversion of buildings like stables into residential annexes, provided they remain ancillary and maintain the rural aesthetic

DEVELOPMENT CONTROL POLICY GUIDANCE NOTE 9 - Conversion and Re-use of Buildings in the Green Belt, Adopted 10th January 2007. [conversion-reuse-buildings-green-belt](#)

DEVELOPMENT CONTROL POLICY GUIDANCE NOTE 8 - New Buildings and Associated Development in the Green Belt Adopted 10th January 2007 - [new-buildings-development-green-belt](#)

6. Similar Projects and Precedents

1. PP-11554302

Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ

Redevelopment of existing cottage/stables into 1 no. dwelling and 11 no. replacement stables with shared access and car parking; Conversion of existing barn to create 6 no. dwellings with new rear orangeries, gardens and parking provision

Approve with Conditions

Mon 12 Feb 2024

2. 47927

HAWKSHAW HALL, HAWKSHAW LANE, HAWKSHAW, BURY, BL8 4LD

CONVERSION/CHANGE OF USE OF BARN/STABLES TO FORM ADDITIONAL LIVING ACCOMMODATION WITH EXTENSIONS TO FORM UTILITY PORCH. CONVERSION & EXTENSION OF EXISTING OUTBUILDING TO FORM STABLE & GARAGE. VERIFICATION OF GARDEN CURTILAGE

Approve with Conditions

Tue 05 Jun 2007

3. PP-12798111

Bradshaw Hill Stables, Castle Hill Road, Bury, BL9 6UN

Conversion of 2 no. existing buildings (units A & B) into 1 no dwelling with single storey porch and external alterations which will link the two; Material modifications to the elevations on the existing barns/stables (Units C & D) including associated landscaping and changes to levels

Approve with Conditions

Wed 06 Nov 2024

4. PP-12739897

Stables at land east of Brookbottom Road, Radcliffe, M26 4HX

Conversion of stables to 1 no. dwelling with external alterations to include timber boarding and installation of additional windows

Approve with Conditions

Tue 19 Mar 2024

7. Access, Parking, and Sustainability

- **Access:** The stable block conversion will utilise the existing driveway, ensuring no additional impact on local traffic or infrastructure.
 - **Parking:** Adequate parking is already available on-site, negating the need for further development.
 - **Sustainability:** Energy-efficient upgrades (e.g., double glazing and insulation) will enhance sustainability without altering the building's aesthetic.
-

8. Ecological Considerations

A preliminary ecological enquiry indicates minimal impact on local wildlife. Mitigation measures will include bat boxes and seasonal timing of construction to protect nesting birds, in accordance with the Wildlife and Countryside Act 1981

9. Conclusion

This proposal demonstrates a sensitive and sustainable approach to the reuse of a redundant building, fully respecting the Green Belt's purposes and local planning policies. It retains the stable block's historical character while providing functional ancillary accommodation.

The building is capable of conversion to a self contained annex only for use by family member without significant alteration. In principle, the proposal is appropriate development. In detail, use as a self contained annex rather than stables will not harm the openness of the Green Belt.

We request Bury Council's support in approving this application, which aligns with both local and national planning objectives. Supporting documentation, including structural surveys and ecological assessments, are available upon request.

Supporting Documents

- Existing and Proposed Plans and Elevations
- Site Location Plan
- Block Plan
- Green Belt Statement