

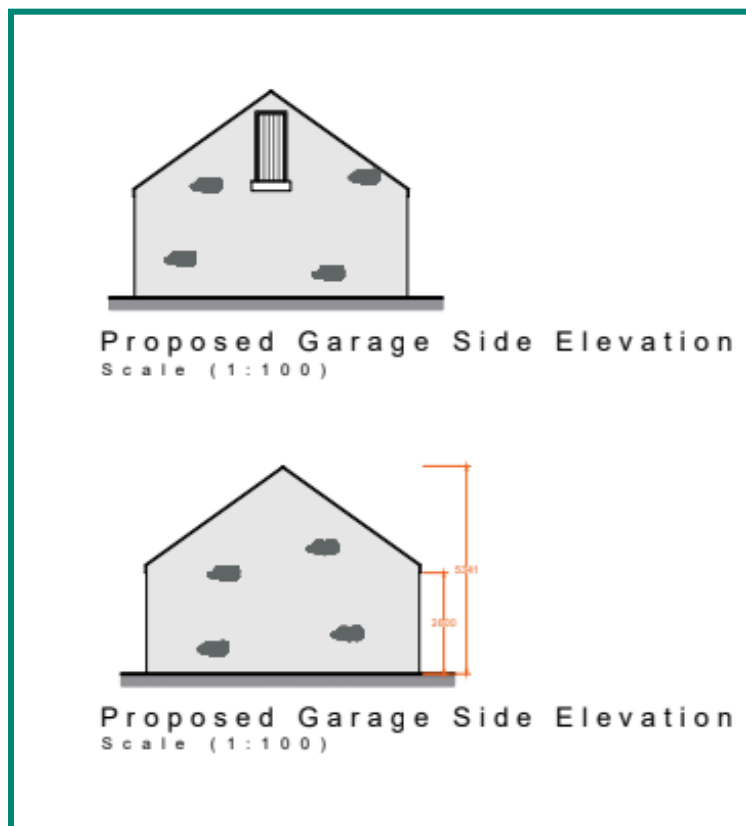


SUPPORTING STATEMENT

Incorporating the Design & Access Statement

31st July 2024

Construction of a Garage/ Garden Outbuilding



Higher Ash Barn, Hawkshaw Lane, Hawkshaw, Bury, BL8 4LD

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr and Mrs Packun



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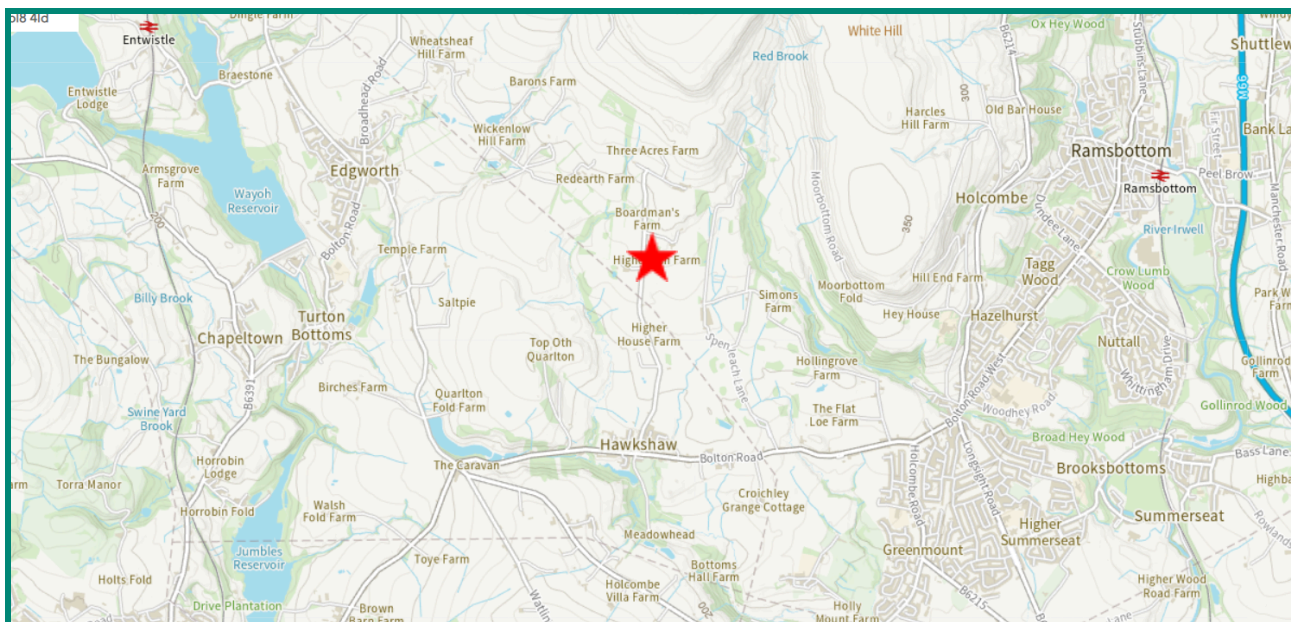
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Rev	Date	Description	Prepared	Reviewed	Approved
1	31/07/2024	Supporting Statement	RM	SM RE	RM

1. THE APPLICATION SITE

- 1.1. The 'site' is shown edged red on the site and location plans. It is known as land that forms part of Higher Ash Barn, Hawkshaw Lane, Hawkshaw, Bury, BL8 4LD. The site is located in the Green Belt.
- 1.2. The residential dwellings, Higher Ash Farm and Higher Ash Barn adjoin the site to the North and Hawkshaw Lane to the West leads to the village of Hawkshaw. Planning permission was granted in 2021 for the conversion of the former Higher Ash Barn which the applicants are in the process of converting. Pre-application advice was submitted in July for a modest sized garage on the property which will be used for electric vehicle charging points as well as a plant room for the heating system within the house. Having lived on site a number of months now, the applicants have now realized the weather in such an elevated position is unforgiving and they now also seek a garage to park their cars in. This application is a resubmission of application number 68772. The details of the refusal are set out further down in this report.
- 1.3. A red cross on Figure 1 below shows the location of the site in relation to the areas of Hawkshaw, Edgworth, Holcombe and Ramsbottom. The site is in a sustainable location, being approximately 1200m from A676 Ramsbottom Road and from the closest bus stop (Bolton - Ramsbottom) and within walking distances of cafes, shops and commercial businesses. Businesses and services are located in Holcombe, Edgworth and Tottington including hairdressers, public houses, convenience stores, butchers, food outlets, motor repair services and a petrol station. The site is shown with a red star on the plan below.

Figure 2 - OS extract showing the site with a red cross



2. PLANNING HISTORY

2.1. The following planning application determined by Bury Mbc relate to the site proposal:

- 2.1.1. 66739 - Change of use from barn to dwelling, associated single storey, two storey and roof extensions, external alterations, external works, soft and hard landscaping. This application was approved with conditions in June 2021
- 2.1.2. 59866 - Conversion of barn to one dwelling including roof extension. This was approved with conditions in April 2016.
- 2.1.3. 02741E - Pre application advice was requested for the construction of a detached garage at Higher Ash Farm.
- 2.1.4. 68772 - Erection of two storey garage/garden outbuilding
- 2.1.5. This application was refused on the below, following this the applicant and the agent have liaised with the case officer and have re designed the scheme to try and alleviate any further concerns.

1. *The proposed development, by virtue of its siting, scale, massing and height would result in an incongruous and obtrusive incursion which would be a visually prominent feature and therefore detrimentally harmful to the openness of the Green Belt and the landscape qualities of the West Pennine Moors countryside area and the Special Landscape Area. No Very Special Circumstances have been demonstrated to outweigh the harm caused to the openness of the Green Belt. As such, the proposed development would be contrary to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt, OL7/2 - West Pennine Moors and SPD8 and the principles of the NPPF.*

The scheme has been re-designed, reduced in height and scale to reduce the impact on the green belt and special landscaping area.

2 The proposed development by virtue of the scale, design and appearance, and in particular the full height garage door openings and external staircase, would introduce discordant, alien and unsympathetic features which would be seriously detrimental to the rural landscape and character and qualities of the Green Belt, Special Landscape Area and West Pennine Moors and which would have a negative and harmful impact of the setting of the adjacent Non-Designated Heritage Assets and how these Assets are viewed and experienced. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/1 -

The scheme has been re-designed, reduced in height and scale to reduce the impact on the green belt and special landscaping area.

3 The proposed development by virtue of its siting, scale, and massing and position would result in an undue sense of enclosure and detrimental impact on the outlook of the occupiers of the adjacent residential property. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H2/3 - Extensions and Alterations, SPD6 and SPD8.

The scheme has been re-designed, reduced in height and scale to reduce the impact on the green belt and special landscaping area.

4 The application and submitted plans contain insufficient information to enable them to be properly assessed with regards to the need for the proposed development, the proposed siting, design and appearance of the building and assessment of the impacts of the special qualities of the landscape area and the Green Belt which should include a case for Very Special Circumstances. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt, OL7/2 - West Pennine Moors and SPD8 and the principles of the NPPF.

New plans and topo details have been provided in this event, this should enable a full assessment of the proposal.

3. THE PROPOSAL

- 3.1. The applicants seek consent for the erection of a garage/garden outbuilding. The building is proposed to store the applicant's cars, a ride-on mower (mini tractor and trailer), personal householder/garden tools, childrens bikes, outdoor toys and games, garden furniture and implements with a log store on the western elevation. The applicant wishes to install two electric vehicle charging points within the garage as well as housing plant equipment for the heating system of the main house.
- 3.2. The house will be heated by a heat source pump, this specialist equipment is to be housed within the garage with pipework being connected to the main dwelling. The equipment is cumbersome and can be noisy therefore it has been advised to located it within the garage rather than the house itself, the photo below shows the proposed plant required.



- 3.3.
- 3.4. Furthermore, due to poor water pressure on Hawkshaw Lane, the property is now fed from a natural aquifer via a borehole located within the field of the property. The water is therefore required to be filtered and treated with UV lighting. The equipment for which is sizeable and as such various filtration tanks and UV filters are required, the image below illustrates this.



3.5.



3.6.

- 3.7. The equipment will all be stored upstairs in the garage to ensure it is not damaged by cars and equipment moving in and out of the garage. The garage itself will be 9m x 7m with a very low eaves

height of 2.60m and a ridge height of 5.31m. The garage proposed will be stone under slate and the pitch of the roof is dictated by the materials as slate requires a steeper pitch. An external staircase will provide access onto the first floor where the plant room will be situated and all the equipment detailed above will be located.

- 3.8. The pre application advice request suggested that : *that the garage be reduced in height which would lessen the impact on openness. In terms of the accommodation proposed, whilst understanding the need for covered garaging and storage space for ancillary domestic equipment, the necessity for 'plant' equipment associated with the dwelling (what equipment, how would it feed into the dwelling?) is not clear or why such a large area would be required.*
- 3.9. The eaves height of the proposed garage is low, this will significantly reduce the impact of the garage, it is tucked into a corner where existing planting and landscaping will reduce its impact significantly. The size of the plant dictates the height required for the building due to the tanks and equipment being required for the dwelling, the height is modest compared to other garages in the surrounding areas, the reduction of height is therefore not possible due to the equipment required to house within it.
- 3.10. There will also be two electric charging points located within the garage ground floor as the applicant are



3.11.

- 3.12. The UK has agreed to become net zero by 2050 and COP26 agreed a number of principle improvements and factors to help achieve this, these being:
- **£620m in grants for electric vehicles and charging points, plus £350m to help the transition from petrol**
 - **Grants of up to £5,000 for householders to install low-carbon heat pumps**

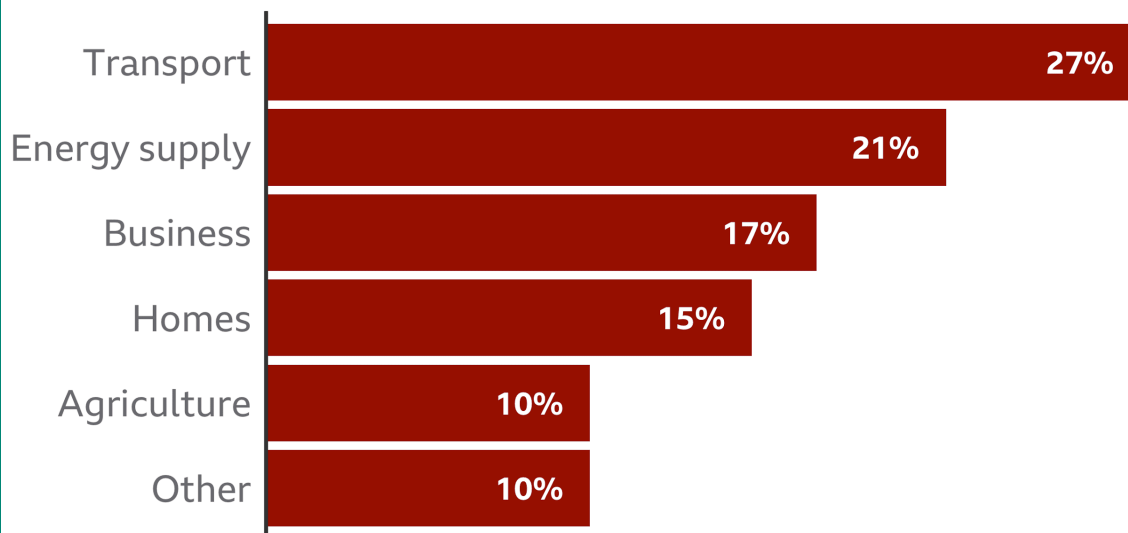
- £120m to develop small nuclear reactors (no announcement on the go-ahead for the Sizewell C nuclear power station in Suffolk)
- £625m for tree planting and peat restoration
- More money for carbon capture and storage hubs

Furthermore, the government had already announced a ban on new petrol and diesel cars from 2030, and that all the UK's electricity will come from renewable sources by 2035.

The bar graph below shows the UK's major contributors to greenhouse emissions, showing energy and homes contributing to 36%.

The applicant hopes that with the approval of the garage he will be able to do his part to assist the government in hitting the targets by 2050.

What are the UK's major contributors to net greenhouse emissions?



Source: Department for Business, Energy and Industrial Strategy

BBC

3.13.

- 3.14. The siting of the proposed outbuilding is within the curtilage of Higher Ash Barn itself, the location is well screened behind mature trees which will mean the garage is not visible from vantage points. From the submission of the pre app, the case officer raised a query if the garage could be moved closer to the dwelling, having considered this carefully and following discussions it is felt that the location would be far more suited pushed onto the boundary of the applicants land with a 1m access around it. The trees

provide significant screening and it will mean that the original farmhouse will still enjoy views over the valley.

3.15. Site photos are shown below illustrating the siting and proximity to the adjoining property, the case officer has already confirmed that:

3.16. *Given the distance away from neighbouring properties there would not appear to be issues of impact on residential amenity or highway issues.*

3.17.



3.18. The approved planning consent has removed permitted development rights which would usually be used to erect a garage on a property, hence the requirement for a full application. The agent strongly recommended seeking pre application advice in the first instance to ensure the council are in support of the proposals Bury have confirmed that in principle they are subject to providing further details.

4. PLANNING POLICY & ANALYSIS

4.1. As the Application Site is located within an area designated as Green Belt, the following national, regional and local policies require consideration:

- 4.1.1. National Planning Policy Framework (NPPF) February 2019;
- 4.1.2. Bury Mbc Local Plan (1997) in particular:
- 4.1.3. *EN1/1 Visual Amenity*
- 4.1.4. *EN1/2 Townscape and Built Design*
- 4.1.5. *EN9/1 Special Landscape Areas*
- 4.1.6. *OL1 Green Belt*
- 4.1.7. *OL7/2 West Pennine Moors*
- 4.1.8. *OL1/2 New Buildings in the Green Belt*
- 4.1.9. *HT2/4 Car Parking and New Development*
- 4.1.10. *SPD8 DC Policy Guidance Note 8 - New Buildings in the Green Belt*
- 4.1.11. *PATH Pathway*

4.2. The NPPF states that construction of new buildings in the Green Belt is by definition inappropriate, unless they meet one of the exemptions, including, amongst others:

- 4.2.1. *limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;*

4.3. Local Plan Policy OL 1 /2 is similar and in line with the NPPF containing this exception stating:

4.4. *OL1/2 - New Buildings in the Green Belt The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:*

- *agriculture and forestry (except where permitted development rights have been withdrawn);*
- *essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it;*
- *limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;*
- *limited infilling in existing villages as set out under Policy OL1/3*

- 4.5. The proposal is for the purpose of storing items associated with outdoor sport and recreation in conjunction with the main dwelling house. Its siting and size ensures it sits within the curtilage of Higher Ash Barn and thus preserving the openness of the Green Belt. It will not conflict with the purposes of including land within the Green Belt as it does not create sprawl beyond the existing built up area. The agent has undertaken a site inspection and feels the proposed location is sustainable and suitable and does not encroach into the green belt with little or no impact on the surrounding area. The proposed building is keeping in terms of its design and appearance and will provide EV charging points for the applicants cars and also a plant room for his plant required for the heating of the house.
- 4.6. The garage could not be positioned to the rear of the dwelling as the applicant does not own this area and he is governed by what he owns. The planning consent for the conversion has removed his permitted development rights and this application would need to be submitted under a full application.
- 4.7. UDP Policy OL7/2 - West Pennine Moors ensures the important character of the area is protected and focuses not only on the control of development but measures to enhance the environment.
- 4.8. UDP Policy EN9/1 - Area of Special Landscape seeks to strictly control development and is required to be sympathetic to its surroundings in terms of visual impact. High standards of design , siting and landscaping will be expected and unduly obtrusive development will not be permitted in such areas.
- 4.9. SPD8 advises that additions should not be disproportionate to the existing dwelling, and in general terms, may consider extensions up to a third of the volume of the original dwelling. However, each proposal is considered on its own merits.
- 4.10. The pre application advice considered the proposal careful and concluded that:
- 4.11. *Point c) extension or alteration of a building provided it does not result in disproportionate additions, could be considered relevant, being an outbuilding/extension ancillary to a residential dwelling, providing this would not be a disproportionate addition over and above the size of the original building.*
- 4.12. *In terms of additional built form, whilst the proposal may not necessarily be disproportionate in terms of volume, being a 2 storey building in a fairly isolated part of the site some distance away from the dwelling, impact on openness of the Green belt does need to be considered and the 'Turner test' applied.*
- 4.13. *According to case law in the Court of Appeal judgment Turner v Secretary of State 2016 at para 14, "The concept of openness of the green belt is not narrowly limited to volumetric approach..... (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspects which the Green belt presents."*
- 4.14. *It is considered that in this case and given the above, the location and size of the proposed building could impact on the openness of the Green Belt.*

4.15. There are clearly a number of matters to consider, the first being the volume of the proposed building, the building is 9m x 7m (floor area 63m²) which is not believed to be disproportionate to the host dwelling. A 5 bedroomed dwelling of this size will create the family home for Mr and Mrs Packun to raise their children in, it is expected that they will need space for 3-4 cars and two of which will be located in the garage where they will be able to charge. We do not feel that the size of the garage is disproportionate to that of the house itself.

4.16. **BNG**

4.17. The site has been cleared for some time and hardstanding, therefore no BNG is required as there is no habitat on site, photos below show the site in its existing condition.



4.18.

5. OTHER MATERIAL CONSIDERATIONS

5.1. Highways

- 5.1.1. The site benefits from a shared driveway from Hawkshaw lane (An adopted highway), the access is already used by applicants and the neighbours at Higher Ash Farm and will not increase the amount of vehicular movements on and off site as a result. The pre application has already confirmed that there are no concerns as to highways.

5.2. Drainage

- 5.2.1. The existing drainage system will be utilised as the land is already drained with the house. The applicant is in the process of putting a surface water and a foul water drainage system in place in association with the conversion.

5.3. Ecology

- 5.3.1. No buildings are to be demolished as part of the proposal.

5.4. Trees

- 5.4.1. Trees line the site, however these will be unaffected by the proposed development. The area is a cleared area, the trees surrounding the site provide natural screening from all directions.
- 5.4.2. The trees will provide significant screening for the garage and the proposed location has been chosen to ensure minimum impact on the green belt itself.

6. MASSING

- 6.1. The design accommodates the design brief in a sensitive and unassuming way, slotting in the gap in development to the side of Higher Ash Barn.

7. MATERIALS & DESIGN

- 7.1. The materials mirror the adjoining Higher Ash Barn and also Higher Ash Farm with a traditional appearance of stone under slate providing an aesthetically pleasing building.
- 7.2. The materials will match the existing farmhouse and also the applicant's own home which is currently under construction.

8. ACCESS

- 8.1. Pedestrian and vehicular access will remain unaltered.

9. CONCLUSION

- 9.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan, *'the determination must be made in accordance with the plans unless material considerations dictate otherwise'*.
- 9.2. The site is located within the countryside area and the West Pennines Moor Area. However the proposals are modest in size and relate to householder development within the curtilage of the dwelling. The proposals would not be harmful to the rural character of the area.
- 9.3. The proposed development does comply with relevant development plan policies. There being no material considerations which would dictate otherwise, we conclude that planning permission should be granted and we look forward to receiving the pre application advice.

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