

DELEGATED REPORT

Report by Tom Beirne	Date of report: 25/02/2025	Ref: 71487/FUL
Registration: 06/01/2025	LDfC: 21/02/2025	Expiry Date: 03/03/2025
Site Visit: 03/02/2025	Site Notice: 29/01/2025	Press Date: 30/01/2025
Objections: 0	Con Area: HOLC	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey side extension to link main house with coach house; Conversion of existing coach house to create attached family annexe and games room.

Location: Woodside, Dundee Lane, Ramsbottom, Bury, BL0 9HF

Description

The application relates to a large detached stone built dwelling on the east side of Dundee Lane, within Holcombe Village Conservation Area. The property, originally Georgian but remodelled in the Arts and Craft style is set within a large terraced garden set above the village to the south and is surrounded by trees. Adjacent to the house on the west side is a two storey coach house. A cobbled access drive leads from Dundee Lane to the north side of the house. Trees along the northern boundary with the Old Rectory are covered by a tree preservation order (TPO). The volume calculations for the house and annex total 534m².

The buildings lie within Holcombe Village Conservation Area (a designated heritage asset) where an article 4 direction applies withdrawing permitted development rights for some exterior alterations. The building is not listed, but both could be considered worthy of non-designated heritage asset status. As such A heritage statement accompanies the application.

The nearest neighbours are 115 Dundee Lane to the south west and houses on the east side of Dundee Lane.

The design approach to the extension has been focused on combining the house with the neighbouring two storey outbuilding. Historic mapping has shown that the space between the two building was infilled, but there is no evidence to suggest that they were linked internally. The proposed link is single storey, wraps around part of the south elevation and extends 7m across the courtyard between the house and coach house/annex. It does not extend any further forward than the historic infill. The new link is detailed in a contemporary manner with large panels of glazing, lead/metal cladding and a sedum roof. It would allow the current kitchen/diner to be extended and provide a link to the annex.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 22/01/2025. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection.

Pre-start Conditions - N/A

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
EN2/2	Conservation Area Control
H2/3	Extensions and Alterations
EN2/1	Character of Conservation Areas
SPD6	Supplementary Planning Document 6: Alterations & Extensions

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 PfE 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.

Green Belt - The extension would increase the footprint of the house, annexe and store from 268 sqm to 321.5 sqm (approx) less than 20% increase. The gross internal areas at ground floor level has increased from 415.5 sqm to 464 sqm (approx) less than 11% increase. The areas of the other floors are unchanged.

Heritage - As the site lies within a conservation area and, on the draft local list, is considered to be a non-designated heritage asset. As such a heritage statement has been submitted to address the heritage issues. It indicates that the house and coach house dates back to early 19th century, the OS map of 1844 shows the property listed as Wood Side. The Holcombe Moor Heritage Group tithe map lists John Rostron under Wood Side. The Rostron family, was a mill owning dynasty in this area from the early 1800's.

Guidance published by Historic England (2008 and 2019) and relates specifically to the requirement contained in paragraph 207 of the NPPF, given in extract below:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

The archaeological value of the building rests in its historic building fabric and interpretable evidence of its early plan form. The link between the coach house and the main house has been removed in the past and therefore extending the property will require the excavation of footings on the site of the old link. There is scope for below ground archaeological investigation here and a condition would be attached to any approval to secure this.

The property has historical and architectural interest and in assessing the significance of this, the loss of a small section of external wall and the introduction of the single storey flat roof link between the house and the coach house, on the site of a previous pitched roof link would represent less than substantial harm to the property. Whilst the setting would be altered marginally, the proposals have the potential to positively contribute to how the building and site is utilised in the future. In terms of heritage the proposal would preserve and enhance the conservation area and comply with government guidance and UDP Policies EN2/1 and EN2/2 relating to conservation areas.

Visual amenity - The single storey extension is less than 4m tall and would not be visible on arrival from Dundee Lane or from any of the surrounding public rights of way.

The design and access statement sets out the 'design approach'. The existing house and outbuildings is built from local stone with a slate roof. Given the desire to introduce large panels of glazing to the South facing garden elevation and to minimise the bulk of the extension by limiting it to a flat roof link it was felt that an alternative material should be introduced. The suggestion is that the cladding should be metal/lead. Whilst metal cladding may seem contemporary the use of lead in building goes back centuries. Where a wall is extended on its current line, a shadow gap detail has been introduced. This allows the new wall to be built plumb and true rather than follow the line of the much older building (which has almost certainly settled). The glazing has a frameless wrap around detail which is a contemporary detail.

It is considered that the proposals are acceptable and in line with the duty imposed by s72 of the TCP Listed Buildings and Conservation Areas Act, the proposals would preserve the Conservation area.

Residential amenity - Given the relationship of the extension, situated between two substantial structures within the site, to the nearest neighbours, there are no residential amenity issues arising. The proposal in terms of residential amenity is acceptable and complies with UDP Policy H2/3 and guidance in SPD6.

Parking and Access - The access and parking would remain unchanged and as such is acceptable and complies with UDP Policy H2/3 and guidance in SPD6 in this respect.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 00A, 01A, 02A, 03A, 10A, 11A, 15A and 16A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 Details/Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
- 4 No development, building work or demolition shall take place unless and until a desk study, scoping report for a watching brief and a program of archaeological works have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved scoping report unless otherwise agreed in writing by the Local Planning Authority.
Reason. To make a record of buildings and features of archaeological interest pursuant to policies EN3/1 Impact of Development on Archaeological Sites, EN3/2 Development Affecting Archaeological Sites and EN3/3 Ancient Monuments of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	25/02/2025	DM -	03/03/25