

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 11/05/2026	Ref: 72984/PMBPA
Registration: 17/03/2026	LDfC: 10/04/2026	Expiry Date: 12/05/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for a proposed change of use from agricultural building to a single dwelling with building operations reasonably required to convert the building and a rear extension

Location: 344 Bradley Fold Road, Radcliffe, Bolton, BL2 6RL

Description

The application has been submitted under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q(a), (b) and (c), for the change of use of a former agricultural building, extension of the building and building operations reasonably necessary to convert the building to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

The building is rectangular in planform with a dual pitched roof oriented east to west approximately 11.8 m x 5.9 m with a ridge height of 4.6 m and an eaves height of 3.3 m. It has masonry blockwork to approximately 1.6 m and profiled metal sheets to the eaves and roof. It is accessed via a gated track with a dropped kerb from Bradley Fold Road approximately 60 m to the south.

The structure of the building is a timber frame with an internal masonry wall on which the external corrugated sheets are attached with a post frame supporting roof trusses and purlins. The floor is concrete slab. There is a small mezzanine area.

A Prior Approval has previously been granted for the change of use of the building to a dwellinghouse (ref 72396) in November 2025. Under this application, evidence was submitted to confirm the use of the building for agricultural use which was accepted as lawful.

This application is a resubmission for prior approval for change of use to a dwellinghouse to include operational development and an extension.

The existing timber frame, block structure and floor slabs would be retained. It is proposed to add a stone external skin to the lower parts of the wall and cladding to the upper floor and roof. Additional door and window openings would be inserted to provide natural light to habitable rooms. It is also proposed to increase the eaves height by 0.2m, increase the ridge height by 0.2m and extend the building at single storey at the rear by 4m.

The converted dwelling will have a central hallway with access to an open plan kitchen/dining and living area, a bathroom, three bedrooms (one with ensuite bathroom).

Relevant Planning History

68324 - Prior approval for the change of use and associated operational development required to change an agricultural building into 1no. dwelling - Prior Approval Required and

Granted 28/06/2022

72396 - Prior approval for a proposed change of use from agricultural building to 1no. dwelling - Prior Approval Required and Granted 13/11/2025

Publicity

Letters sent to adjacent properties on 20/3/26

No responses received.

Statutory/Non-Statutory Consultations

Traffic Section - No recommendation received.

Environmental Health - Pollution Control - No comment

Environmental Health - Contaminated Land - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

Class Q - Agricultural Buildings to Dwellinghouses

Permitted Development

Q. Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

The application relates to a former agricultural building that was but is no longer is part of an established agricultural unit together with an extension and building operations necessary to convert the building.

Development not permitted

Development is not permitted by Class Q if -

(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—

(i) on 24th July 2023, or

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

Response - N/A

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(i) the site was part of an established agricultural unit on 24th July 2023,

- (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or
- (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

Response - The building was part but no longer is part of an established agricultural unit. The building/site has not been used for any non-agricultural purpose and has remained vacant.

- (c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

Response - The gross internal floor area would not exceed 150 sqm.

- (d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—

- (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or
- (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

Response - The application is for a single dwellinghouse only.

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

Response - The site is not occupied under an agricultural tenancy.

- (f) less than 1 year before the date development begins—

- (i) an agricultural tenancy over the site has been terminated, and
- (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,

Response - The site was not subject to an agricultural tenancy 1 year prior to the submission of the application.

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

Response - There has been no previous development carried out on the agricultural building under Class A(a) or Class B(a) of Part 6 of this Schedule.

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—

- (i) extension of the building allowed by paragraph Q.1(i);
- (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

Response - A rear extension of 4m is proposed that would comply with Q.1(i) and there would be no protrusions over 0.2m as allowed by A.1(j)(i) to accommodate building operations.

- (i) the development under Class Q(b) would result in an extension that—

- (i) has more than one storey,
- (ii) is sited anywhere other than to the rear of the existing building,
- (iii) extends beyond the rear wall of the existing building by more than 4 metres,
- (iv) has eaves the height of which exceed the height of the eaves of the existing building,
- (v) is higher than whichever is the lower of—
 - (aa) the highest part of the roof of the existing building, or
 - (bb) a height of 4 metres above the ground,
- (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or
- (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

Response - The proposed extension would be single storey and project 4m at the rear of the building. The eaves height would not exceed the existing eaves or project higher than the existing roof. The extension would be located on a hardstanding which was in existence on or before 24/7/23.

- (j) the development under Class Q(c) would consist of building operations other than—
 - (i) the installation or replacement of—
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and
 - (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

Response - No other building operations would be required than those allowed by paras (j)(i) and (j)(ii) above.

- (k) the site is on article 2(3) land,

Response - The site is not on article 2(3) land

- (l) the site is, or forms part of—
 - (i) a site of special scientific interest;
 - (ii) a safety hazard area;
 - (iii) a military explosives storage area,

Response - The site is none of the above

- (m) the site is, or contains, a scheduled monument,

Response - The site is not an ancient monument

- (n) the building is a listed building,

Response - The building is not listed.

- (o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015⁶⁴ as read with the notes dated 19th May 2016 which apply to it,

Response - The Building would comply with NDSS.

or

(p) the building does not have suitable existing access to a public highway.

Response - There is an existing access and dropped kerb to a public highway.

The proposed development has been assessed on each of the criteria listed above and it is considered the proposed change of use would not be contrary to the exclusions referred to above and as such the proposal will be assessed against the 7 specified matters under Q.2 - (1), (a) to (g).

Conditions

Q.2.—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,
- (f) the design or external appearance of the building, and
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Analysis

(a) transport and highways impacts of the development - It is considered there would be no adverse impact on transport and highways use as there is an existing dropped kerb access to the site with good visibility. There would not be a significant increase in traffic to and from the site above the use as an agricultural unit.

(b) Noise impacts of the development - There would be no noise impact from the proposed development.

(c) Contamination risks on the site - The Environment Section has assessed the application and the submitted information does not indicate that a contaminated land assessment is warranted. Given the end-use precautionary conditions for unexpected contamination and imported soil may be recommended, however, the nature of the application means that such an approach is not permitted. As such an informative is recommended and the applicant is advised to undertake a watching brief for the potential of land contamination during the development. This Section can be contacted for advice should any suspected contamination be encountered. Should the applicant be considering to import soil, advice on testing can be found in Bury Council's Developers Guide.

(e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order - By virtue of the siting and location of the building there are no issues that would make it impractical or undesirable for the building to change from an agricultural use to a use falling within Class C3.

(f) The design or external appearance of the building - The design and external

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appearance would be acceptable as it would largely have the appearance of an agricultural building.

(g) The provision of adequate natural light in all habitable rooms of the dwellinghouses - All habitable rooms would have adequate natural light by virtue of the proposed window openings.

As such, it is considered the proposed development to convert the agricultural building to a Class C3 dwellinghouse would be permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q(a), (b) and (c), for the change of use of a former agricultural building, extension of the building and building operations reasonably necessary to convert the building.

Conclusion - Prior Approval Required and Granted.

Recommendation: Prior Approval Required and Granted

Conditions and Reasons:

<u>Case Officer</u> JT 11/5/26	<u>Date</u>	<u>Sign off Officer</u> DM 11.05.2026	<u>Date</u>
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