



PLANNING STATEMENT

HEIGHT BARN COTTAGE, HARWOOD ROAD, TOTTINGTON, BL8 3PR

SEPTEMBER 2024

We are instructed by Mr. Mannion (applicant) to prepare this Statement in support of full planning application ref: 71022 proposing the erection of a 2 storey side extension incorporating a first floor balcony, and alterations to the fenestration (including new roof lights) at Height Barn Cottage, Harwood Road, Tottington, BL8 3PR.

This Statement is proportionate to the scale and nature of the proposal, and considers the proposal against the principle policy requirements at both local and national level.

The Site and Proposal

The site accommodates Height Barn Cottage and its garden / drive, as shown on the images below.





It is an existing stone house of simple / rustic style, which appears not to have been extended previously. Certainly we see no evidence of any planning history on Bury's portal, and as such – for the purposes of this assessment – we have worked on the basis that the building today is the original (un-extended) building.

The house currently contains a basement; a lounge and kitchen on the ground floor; and a single bedroom and WC on the first floor.

The application seeks to extend the property at its eastern end, and adapt / repurpose the house to create 4 bedrooms, with an outdoor terrace / balcony at first floor level. It is also proposed to introduce new fenestration to provide adequate light and outlook into the remodelled home.

The scheme architect has confirmed that the extension will result in a precisely 33% uplift in built volume when compared to the existing house.



CONSIDERATION OF RELEVANT POLICIES

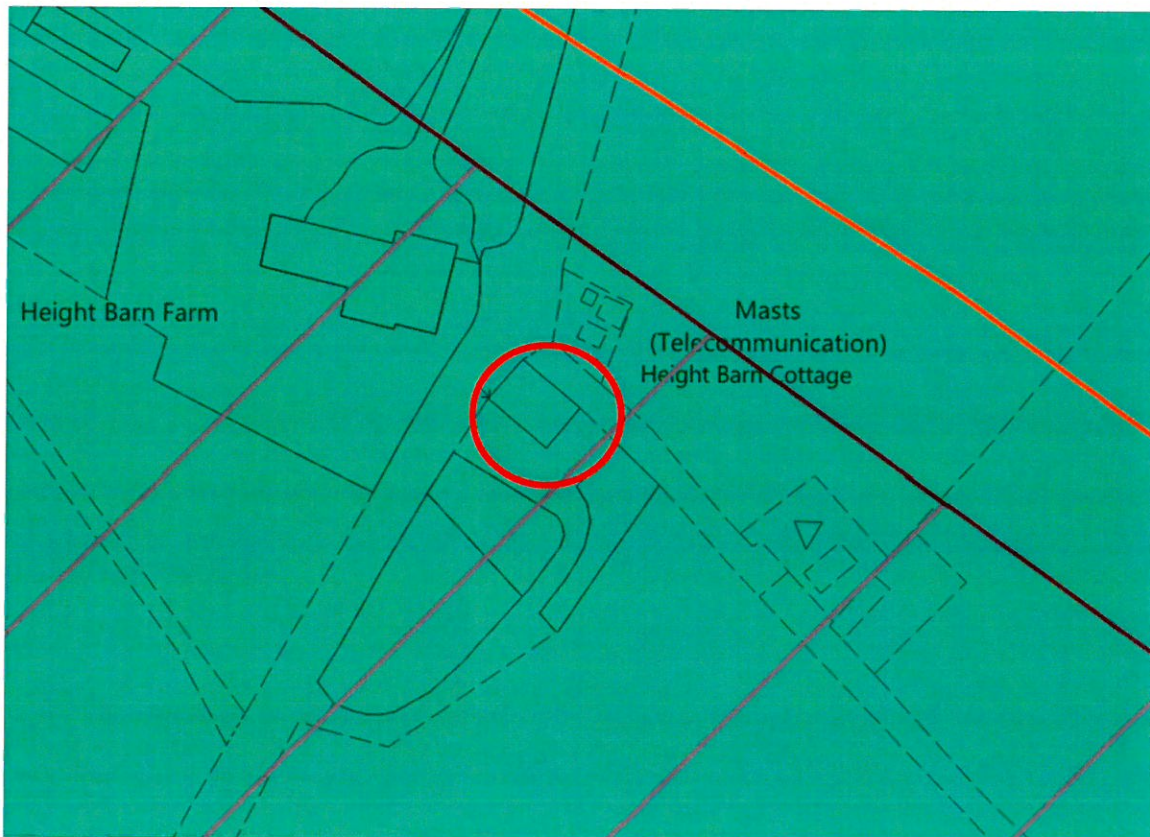
The Development Plan

Section 38(6) of the Planning and Compulsory Planning Act 2004 states that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of this application, the most important parts of the Development Plan are:

- Bury UDP (August 1997); and
- *'Places For Everyone'* Joint Development Plan Document (March 2024).

An extract from the UDP Policies Map is reproduced below.



The above confirms that the site is located in the Green Belt and the West Pennine Moors. It is also within a Minerals Safeguarding Area.



UDP Policy OL1 (Green Belt) seeks to maintain the Green Belt, ensuring that it fulfils the following strategic purposes:

- a. to check the unrestricted sprawl of large built-up areas;
- b. to prevent neighbouring towns from merging into one another;
- c. to assist in safeguarding the countryside from further encroachment;
- d. to preserve the setting and special character of historic towns;
- e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposed alterations and modest extension of the house will not result in harm to any of these purposes, and as such we maintain that there is no conflict with Policy OL1, as below :

- ✓ No '*unrestricted sprawl*' will arise.
- ✓ There will be no merging of towns.
- ✓ There will be no encroachment into the countryside.
- ✓ There will be no harm to the setting of any town.
- ✓ There are no implications for urban regeneration elsewhere.

Policy OL1/2 relates to 'New Buildings in the Green Belt' and advises that the construction of new buildings inside the Green Belt is inappropriate development, unless it is for, *inter alia* :

'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'

UDP Policy H2/3 – *Extensions and Alterations* states that applications will be considered with regard to the following factors:

- a) the size, height, shape, design and external appearance of the proposal;
- b) the character of the property in question and the surrounding area;
- c) the amenity of adjacent properties; and
- d) visibility for pedestrians, cyclists and drivers of motor vehicles.

The amount of extension is fairly modest and not disproportionate (ie a volumetric uplift of 33%) and has been designed to reflect and respect the simple / rustic qualities and character of the former agricultural building, whilst introducing contemporary elements.



Policy EN9/1 (Special Landscape Areas) states that any development will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected, and 'unduly obtrusive' development will not be permitted in such areas.

We suggest that the proposal is consistent with this policy. The modest extension will be discretely located (not at all 'unduly obtrusive') and well designed, using quality natural materials to complement the existing building. The extension will be barely visible / perceptible from the public domain. New fenestration is proposed to enable natural light and outlook, and a first floor balcony. We suggest that these alterations are proportionate and will not undermine the integrity of the building.

In these terms, we suggest that the proposal will have nothing more than a neutral impact on the *Special Landscape Area*, and is in turn in accordance with *Policy EN9/1*.

For the same reasons, the proposal is consistent with *Policy EN1/1 (Visual Amenity)*, which states that development will not be permitted which would have a detrimental effect on the visual amenity (both within, or viewed from) of areas of environmental interest, including the Green Belt and Special Landscape Areas.

The building is not listed, and we are not convinced that it is of sufficient merit to be treated as a Non Designated Heritage Asset. However, if the latter were the case, we do not consider that any heritage harm will arise, because the building will be sensitively restored, sympathetically extended and adapted using traditional matching materials, and efficiently used, thereby sustaining its longevity and future maintenance.

In view of the above assessment, the Applicant contends that the proposal is in accordance with the development plan when considered in overall terms, and – furthermore – there are no material considerations that suggest that Section 38(6) ought not to be applied.

Places for Everyone

'Places For Everyone' Policy JP-G9 'The Green Belt' essentially mimics NPPF Green Belt policy (as discussed below). It highlights that the Green Belt serves the five purposes, and encourages 'the beneficial use' of the Green Belt where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, it states that the enhancement of its green infrastructure functions will be encouraged, such as improved public access and habitat restoration,



helping to deliver environmental and social benefits for residents and providing the high quality green spaces that will support economic growth.

We suggest that there is no conflict with Policy JP-G9. The proposal will result in an appropriate form of development and what we suggest is '*beneficial use*'. It will not harm openness or undermine any of the Green Belt purposes.

Consistency with Supplementary Local Policy

Development Control Policy Guidance Note 8 'New Buildings and Associated Development in the Green Belt' was prepared in the context of the former PPG3 'Green Belt', which has since been replaced by the NPPF. As such, certain policy requirements set out in the Note do not fully reflect the Framework. Notwithstanding that, much of the Note is broadly consistent with Green Belt policy as set out in the Framework.

§4.25 states that residential extensions should be proportionate to the size of the original dwelling, and that - in general terms - the Council may allow an extension to be up to a third of the volume of the original dwelling. However, it is noted that each proposal will be considered on its own merits and an increase up to a third may not be appropriate in certain situations (e.g. if the site is a particularly sensitive area or if there are other amenity issues).

§4.26 If an addition to an already converted building is required, the extension should be a subsidiary element of the original building. Extensions should be small scale, of a simple design and unobtrusive. Acceptable designs could include single storey, lean-to gable end or flank extensions.

§4.27 states that proposed materials and finishes to walls and roof should be identical or similar to the existing. Features such as windows and doors should also be complimentary in scale to existing.

In this case, new openings have been kept to a moderate level, to allow the correct amount of light and outlook in order to provide comfortable living.

Development Control Policy Guidance Note 9 'Conversion and Re-use of Buildings in the Green Belt' is not directly relevant to the proposal, given that the house exists and as such there is to be no '*conversion*' or '*re-use*'. Nevertheless, we would highlight synergy with parts of the Note. For example, §5.10 states that extensions should be a



subsidiary element of the original building which can be achieved by keeping the extension small scale, simple and unobtrusive. We suggest that there is no conflict with this requirement, because the extension is proportionate in scale, discretely positioned, largely imperceptible from any public vantage point, and of good quality, respectful design and materiality.

§5.11 of the Note states that extensions should be proportionate to the size of the original dwelling, excluding any previous extensions carried out under permitted development rights or with planning permission. In general terms, it echoes Not 8 in stating that the Council may allow an extension to be up to a third of the volume (33%) of the original dwelling. In this case, the proposed extension will equate to precisely 33% of what we understand to be the original building.

Having regard to the above assessment, we conclude that there is no conflict with Development Control Policy Guidance Notes 8 or 9 (noting that Note 9 is not in fact directly relevant to the proposal).

Consideration of National Policy

The NPPF is an important material consideration. Fundamentally, it promotes sustainable development.

We suggest that the application is consistent with the NPPF. It will make efficient use of a characterful rural house, transforming it from what is currently a small, cramped 1-bedroom home into a larger family home, sustaining it for the future, and creating good / better quality family accommodation.

The development will help to deliver one of the central housing objectives set out in the NPPF, which confirms that a key aim of the Government is to ensure that everybody has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

The NPPF promotes good design, and suggests this is fundamental to the creation of sustainable, mixed communities. It encourages developers to make effective use of land and existing infrastructure (such as unused buildings). In this case, we suggest that the design quality is of good standard and respectful of the site, its historic character and value, and its rural context. The existing host building will remain intact, but with modest extension and internal works to provide appropriate insulation, and new window / door penetrations to create good quality living space with ample natural light and outlook. The building's appearance and character will remain simple,



functional and agricultural, albeit introducing a degree of contemporary, but respectful change (such as the balcony feature).

This application addresses all of these key policy aims and objectives: good quality and sensitive / respectful design; respect for heritage, setting and context; creating a quality new family home for local people; making efficient / optimum use of a developed site; helping to build the community in a sustainable, balanced fashion.

Concluding Comments

Green Belt policy allows for both the alteration and extension of existing buildings.

The house is inarguably of permanent and substantial construction, and is structurally sound.

The amount of extension is 33% of the existing / original built volume, in line with the 33% proxy set out in the Council's supplementary guidance note.

The proposed alterations are modest and sympathetic to the building's history and character, and responsive to the rural / agricultural context.

Door and window penetrations will be crisp and clean, using traditional rustic materials.

The proposed changes will largely preserve the site's / building's present functional and workmanlike character, and will be in keeping with its landscape setting, and the character and appearance of the surrounding countryside.

We have concluded that the proposal is in accordance with the development plan, the NPPF and the Council's supplementary guidance, and we accordingly commend the proposal to the LPA.