

DELEGATED REPORT**Report by** Amanda**Date of report:** 22/01/2026**Ref:**72580/RES

Uhunmwagho

Registration: 03/12/2025**LDfC:** 31/12/2025**Expiry Date:** 28/01/2026**Site Visit:** 17/12/2025**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:** N/A**Adv Type:** NONE**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS

Proposal: Variation of condition no. 2 (approved plans) on planning permission 71367 - A window opening has been added to the north elevation, Condition 3 - The pitched roofing specification has been amended to blue slate and cladding specification to 'greyed' accoya

Location: Shaunings Cottage, Bolton Road, Tottington, Bury, BL8 4JA

Description

The application relates to a stone built two storey, detached property. It is situated just outside of Hawkshaw Village and is within the Green Belt, West Pennine Moors and comes under Development in River valleys. It is not in a conservation area and the building is a Non-designated Heritage Asset (NDHA).

Shauning Cottage is adjacent to two other properties known as Loe Bank Farm House and Loe Bank Bungalow. Both these properties are stone built and are also NDHAs. The front elevation of Loe Bank Farm House to the north faces on to the side elevation of the application property and they have a driveway adjacent to the driveway on site.

Planning permission was previously granted for a detached garden room in January 2025. The applicant has submitted the current application in order to vary condition no.2 (approved plans) on planning permission 71367 - A window opening has been added to the north elevation, Condition 3 - The pitched roofing specification has been amended to blue slate and cladding specification to 'greyed' accoya. There are no other proposed changes to the previously approved proposal, reference 71367.

Relevant Planning History

- 02012/E - First floor side extension, single storey rear extension and conversion of existing detached garage - Enquiry completed 03/08/2017
- 62160 - Demolition of existing single storey rear extension and conservatory and erection of first floor side extension and single storey rear extension and attachment and conversion of existing detached garage - Approve with Conditions 20/12/2017
- 62633 - First floor extension to side elevation; Demolition of existing single storey rear extension, conservatory and detached single garage and the erection of new single storey rear extension - Approve with Conditions 18/05/2018
- 02905/E - Construction of two storey rear extension and single storey side extension. - Enquiry completed 17/11/2023
- 70338 - Enlargement of two window openings to rear elevation - Approve with Conditions 27/03/2024
- 03021/E - Replacement of Garden Shed with Garden Annex - Enquiry completed 07/11/2024
- 71367 - Erection of single storey Garden Room. - Approve with Conditions 07/01/2025

Publicity

3 neighbours notified on 05/12/2025 - No comments or objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
H2/3	Extensions and Alterations
EN9/1	Special Landscape Areas
OL1	Green Belt
OL1/2	New Buildings in the Green Belt
OL7/2	West Pennine Moors
NPPF	National Planning Policy Framework
PFE	Places for Everyone

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity, as well as the impact on the openness of the surrounding Green Belt and the impact on the NDHA.

Principle (Green Belt) -

Paragraph 153 states, When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; 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; and limited infilling in existing villages as set out under Policy OL1/3.

This is further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt which state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling. To assist in what can be considered to be disproportionate SPD 8 considers

additions of up to a third (33%). However, that is not to say something larger, or smaller than 33%, would not be supported as each case is considered on its own merits.

There are no Green Belt calculations included with the application but the garden room building has already been approved previously and the proposed changes would not increase the footprint of the building. The site is quite large, with a lot of garden area surrounding the existing dwelling and the proposed detached garden room.

The garden room would be partially visible from driveway to the north and the access road/footpath to the east side. However, it would be well screened in amongst existing trees and other planting to the south side of the property and more than 20m from the highway. The proposed addition of a high level window to the north elevation would overlook the applicant's own land and the proposed materials would be considered acceptable on this type of outbuilding. There would be no changes to the proposed previously approved footprint of the building. As such it is considered that there would be no detrimental impact on the openness or character of the surrounding Green Belt.

Heritage -

Shauning Cottage, along with two neighbouring properties, Loe Bank Farm House and Loe Bank Farm Cottage are non-designated heritage assets (NDHA) and are on the local draft list as buildings of historical importance. As such any development at these sites need to be carefully considered. The main dwelling on site has been significantly extended and the garden room would be positioned to the south side of that. The garden room would be constructed from materials and with a design that would not be considered unusual in this particular area and it would remain subservient to the main dwelling on site. As such it would not have any significant detrimental impact on the character of the existing dwelling. The conservation/heritage officer was consulted and they have no objections to the proposal.

Visual Amenity -

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The garden room would be finished with greyed accoya cladding and a blue slate roof, which would not be an uncommon feature in terms of a rural outbuilding. It would also be around 20m set back from the highway and well screened by trees and planting within the site. The structure would be partially visible from the north and east sides, but most of the building would be screened by the boundary fence. The new high level window to the north side elevation would most likely be visible above the existing garden fence from the north side but it would not have any significant detrimental impact on the surrounding streetscape. As such it is considered that there would be no significant detrimental effect in terms of visual amenity and the design of the proposal is considered acceptable in this location.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- There are no residential properties within 20m to the south, east and west of the area where the garden room would be built.
- As the garden room would be built on the south side of the application dwelling there would be no significant detrimental impact on residential amenity at Loe Bank Farm House to the north.
- The separation distance from the garden room to Loe Bank Bungalow to the east would be acceptable in terms of SPD 6 and there is an access road separating the two sites.

DELEGATED REPORT

- The garden room would not impact on existing parking arrangements on site.
- The whole of the development would take place within the residential curtilage.
- The new high level window to the north elevation would be adjacent to the applicant's own garden/drive area, and would be a sufficient distance from neighboring properties not to have any significant detrimental impact on residential amenity at those properties.
- It is considered that the proposed change of finished materials would not have any seriously detrimental effect on residential amenity in this area.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the front and north side of the dwelling.

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 begin no later than three years of the original approved application reference 71367 dated 07/01/2025.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 23.644.20 (A) and 23.664.24 E 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be blue slate roof tiles and greyed Accoya cladding to all elevations.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 22/01/2026		DM 22/01/2026	