

DELEGATED REPORT

Report by Tom Beirne	Date of report: 29/01/2026	Ref: 72444/FUL
Registration: 29/10/2025	LDFC: 28/11/2025	Expiry Date: 24/12/2025
Site Visit: 27/01/2026	Site Notice: N/A	Press Date: 13/11/2025
Objections: 0	Con Area: N/A	Adv Type: ARW
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Single storey extension to existing dwelling with replacement door opening to front elevation.

Location: Anthony Fold, Bury Old Road, Ramsbottom, Bury, BL0 0RY

Description

The application relates to a two storey detached, stone built farmhouse close to a cluster of agricultural outbuildings, situated to the west of Bury Old Road. The farmhouse is locally listed and therefore a Non-designated heritage asset (NDHA). The listing is based its local architectural and historic interest as a moorland farmhouse of early-mid 18th century. The site lies within the Green Belt.

It is proposed to site a single storey pitched roof extension on the side/east elevation. On the front elevation of the farmhouse, the existing door would be closed off and a new door formed on the right hand side, in place of an existing ground floor window. The extension would have a footprint measuring 7.1m by 7m. The pitched roof would have a maximum ridge height of 4.3m. The extension would be finished in stone to match the main house.

Revised plans have been submitted to indicate the existing door, although sealed from the inside, would be retained for appearances on the front elevation. The revised plan also shows a door of reduced width to mirror the existing.

Relevant Planning History

N/A

Publicity

Site notice and press notice posted. Immediate neighbours notified by letter dated 05/11/2025. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection.

Public Rights of Way Officer - No objection received.

Pre-start Conditions - N/A

Development Plan and Policies

JP-G9	The Green Belt
RT3/3	Access to the Countryside
RT3/4	Recreational Routes
H2/3	Extensions and Alterations
OL1/2	New Buildings in the Green Belt
NPPF	National Planning Policy Framework

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.

Visual Amenity and Green Belt - The proposed single storey extension is relatively modest in scale, projecting only from the side elevation and with the roof set well down down from the existing farmhouse, it sits comfortably on the site. The traditional vernacular design and stone/slate finish is in keeping with the house and surroundings.

With regard to the impact on the green belt, the proposed extension would constitute just less than 30% of the volume of the main house. Given the volume increase and scale, the

extension would be acceptable and would not have a material impact on the openness and character of the green belt.

In terms of visual amenity and green belt, the proposal is acceptable and complies with the NPPF, Places for Everyone and UDP Policies EN1/1, OL1/2 and H2/3 and associated guidance in SPD6 and 8 relating to domestic extensions within the green belt.

Heritage - As the farmhouse is locally listed, a heritage statement has been submitted. The heritage statement has assessed the proposal as having no harmful effect and would preserve the significance and legibility of the building.

The conservation officer has assessed the proposal and suggested amendments that have been incorporated into the revised plans - namely retaining the appearance of the existing door and adding a single door instead of a double width door, both on the front elevation. This amendment would reference the original building that was built as two cottages. In addition, the back wall of the extension has been pulled in slightly so as not to obscure the existing quoins on the corner of the house.

In terms of heritage, the revised proposals are acceptable and would preserve the character and appearance of the non-designated heritage asset. It would comply with the NPPF, Places for Everyone and UDP Policies EN2/3 Listed Buildings.

Residential Amenity - Given the relatively isolated location, the proposal would not impact on surrounding neighbours. As such the proposal is considered to be acceptable in terms of residential amenity and complies with UDP Policy H2/3 and guidance in SPD6.

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 25.140.00-CDP-XX-DR-A-3002/P03, 2001/P01, 2002/P05 and 3001/P01 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 The external stone finish to walls, slate tiles to roof and all windows and doors shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy H2/3 Extensions and Alterations.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	29/01/2026	DM -	29/01/2026