

NOTICE OF REFUSAL OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Richard Gee
Roman Summer Associates Ltd
Haweswater House
Waterfold Business Park
Bury
Lancashire
BL9 7BR

On Behalf Of:

Mr & Mrs Packun
Pike House Barn
Blackburn Road
Bolton
BL7 0QH

PART 1 - Particulars of Application

Application Number: 66085

Date of Registration: 16/10/2020

Proposal:

Change of use of barn to form dwelling including single storey, two storey and roof extensions; External alterations include hardstanding area, new pond and landscaping

Location:

Higher Ash, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 With regard to the window openings, the proposed development, by virtue of the number, position, size and design of the fenestration interventions, are considered to be excessive, discordant and unsympathetic to the character and historic character of the barn and cumulatively would cause significant harm to the special character of the Green Belt and Area of Special Landscape. The proposed development would therefore be contrary to Bury UDP Policies EN1/1 - Visual Amenity, EN9/1 - Special Landscape Areas, OL1/4 - Conversion and Re-Use of Buildings in the Green Belt, SPD9 - Conversion of Buildings in the Green Belt and the principles of the NPPF.
- 2 With the exception of the boot room, the proposed extensions and the design and appearance of the roof dormer on the southerly elevation of the barn and the choice of materials for the roof link would, by reason of size, position and design, introduce discordant, alien and unsympathetic features which would be seriously detrimental to the character and historic character of the barn and the special character of the Green Belt and Special Landscape Area and therefore contrary to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt and , SPD8 - New Buildings and Associated Development in the Green Belt, SPD9 - Conversion of Buildings in the Green Belt and the principles of the NPPF.

- 3 The proposed garden and amenity area, by virtue of the size and extent and resulting encroachment into the Green Belt would have a significantly detrimental impact on the openness of the Green Belt would introduce a suburban character to the open landscape of the area and result in unacceptable levels of domestication and which would be inappropriate development. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN9/1 - Area of Special Landscape, H2/2 - The Layout of New Residential Development, OL1/4 - Conversion and Re-Use of Buildings in the Green Belt, SPD9 and the principles of the NPPF.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL1/4	OL1/4 - Conversion and Re-use of Buildings in the Green Belt
OL7/2	OL7/2 - West Pennine Moors
HT2/4	HT2/4 - Car Parking and New Development
SPD 9	Development Control Policy Guidance Note 9 - Conversion and Re-use of Buildings in the Green Belt
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Location plan JP-PRO-14 B; Existing site plan JP-EX-01 Rev A; Proposed site plan JP-PROP-12 Rev D; Proposed fire plan JP-PROP-14 Rev A; Existing and proposed ground floor plans JP-PROP-16; Proposed ground floor plan JP-PROP-06 Rev B; Proposed first floor plan JP-PROP-07 Rev B; Proposed elevations JP-PROP-13 Rev A; Proposed elevations JP-PROP-09 Rev B; Proposed sections 1 of 2 JP-PROP-010 Rev A; Proposed sections 2 of 2 JP-PROP-11 Rev A; Existing elevations 1 of 2 JP-EX-04; Existing elevations 2 of 2 JP-EX-05; Existing ground floor plan JP-EX-02; Existing first floor plan JP-EX-03

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 11/12/2020