

PLANNING STATEMENT

Job No. 2586
Job Name Proposed Change of Use from
Summerhouse to Dwelling
Job Address Broad Oak Farm House
Broad Oak Lane
Fairfield
BL9 7SS

Rev A – 8th May 2026
Rev B – 16th July 2026



1.0 Introduction

- 1.1** This Planning, Design and Access Statement accompanies a full planning application for the change of use of an existing summerhouse to a self-contained residential dwelling.
- 1.2** The proposal seeks to repurpose an existing, outbuilding into a high-quality, sustainable home that meets modern living standards while respecting the established character of the surrounding area.
- 1.3** The application includes for the demolition of some existing domestic outbuildings within the site boundary.
- 1.4** The statement sets out the site context, design approach, access arrangements, and compliance with relevant planning policies. It also demonstrates how the proposal aligns with the principles of sustainable development as set out in the National Planning Policy Framework (NPPF) and the Bury Unitary Development Plan (UDP), alongside relevant supplementary planning guidance.



Figure 1: Google Map indicating Existing Summerhouse with red dot

2.0 Site and Surroundings

- 2.1** The site is located within the cluster of dwellings at the site of the former Broad Oak Farm.
- 2.2** The application site forms part of the existing domestic curtilage of Broad Oak Farm House. The farmhouse itself and adjoining properties form a Grade II listed building; the full listing is attached in Appendix A.
- 2.3** Originally part of the garden area for Broad Oak Farm House, part of the application site was annexed as part of the barn conversions opposite. In 1996 a fence was erected to partition an area of garden that would be afforded to the residents of the new central dwelling within the barns, that named Chestnut Cottage.
- 2.4** There are no ecological constraints associated with the application site, nor does the site feature any heritage constraints. The site lies wholly outside of present and future predicted flood zones.
- 2.5** None of the trees on the site or on the boundaries are subject to a Tree Preservation Order.
- 2.6** The previous site owners have planted fruit trees to the eastern boundary to provide some privacy for their garden from the adjoining field.
- 2.7** Access to all the properties at the former farm is via a lane, which is maintained under the leasehold covenants of the applicant. The lane also offers a latitudinal bridleway through the site.
- 2.8** Evidence of the lease for the farm has been presented to the local authority under separate cover. Originally agreed with the local authority in 1982 with a 999-year lease, it has recently been transferred to the applicant, who has resided at Broad Oak Farm House since 1996.
- 2.9** The northern boundaries of the gardens to Broad Oak Farm House and their adjoining neighbours marks the extent of the Adopted Green Belt under PfE, with the entirety of the former farm within the protected area.
- 2.10** The wider area to the north is a well-established residential area within Fairfield and the wider area is characterised by a mix of detached and semi-detached dwellings, along with several apartment blocks.
- 2.11** To the east of the site lies open land leading down to the River Roch approximately 200m from the application site.
- 2.12** The area benefits from proximity to local amenities including shops, schools, healthcare facilities, including Fairfield Hospital, and public transport links. The site

is within easy reach of bus routes and road connections to Bury town centre and the wider Greater Manchester area.

2.13 The summerhouse is positioned within the curtilage of the main property, set back from the public highway and screened by mature hedging and timber fencing. The building is single-storey, stone-walled, with a pitched slate roof and modest footprint.

2.14 It is currently used for seasonal leisure purposes and is in excellent condition having been extended and modernised through planning application 58954 in 2015. The building is more than capable of conversion without significant changes to its footprint or elevations.

2.15 To the rear of the summerhouse lie some storage buildings used by a previous site owner.

2.16 The surrounding dwellings create a quiet and partial rural character, with generous garden plots and a strong sense of privacy between properties.

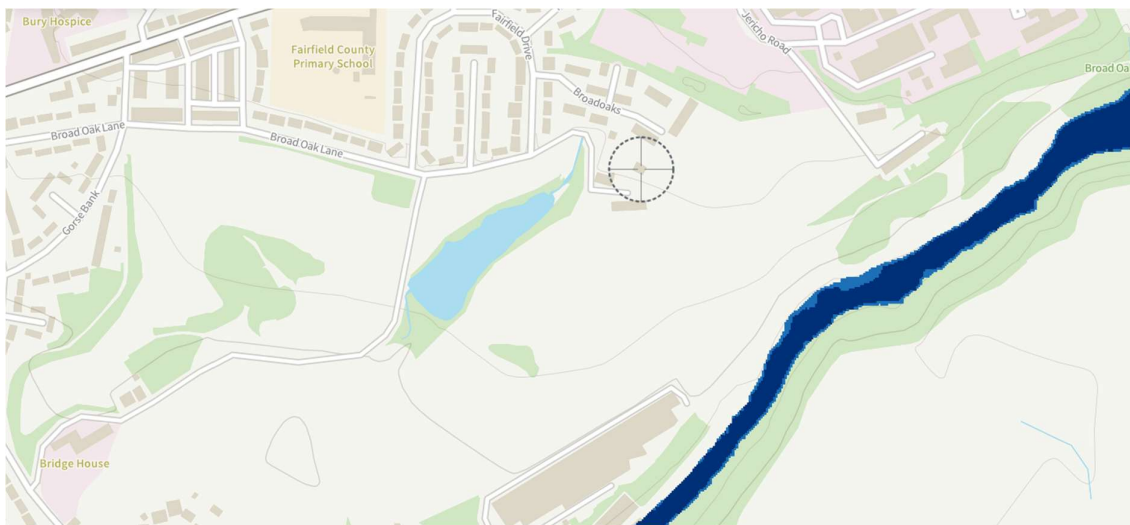


Figure 2: EA Flood Map data

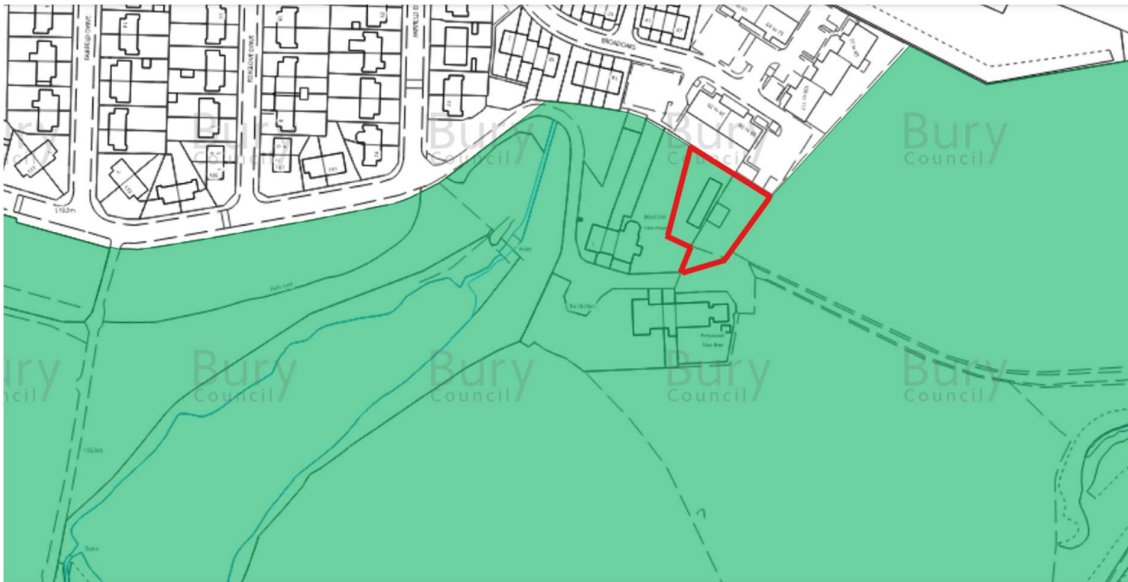


Figure 3: Bury MBC Adopted Policies Map identifying application site within Greenbelt

3.0 Planning History

- 3.1** Broad Oak Farm House and its surroundings have been subject to a variety of planning applications since 1990.
- 3.2** Those considered relevant are listed below, though it does not exhaust the whole site in terms of the original farmstead.
- 3.3** Applications submitted in 1990 and 1993 included the application site within their boundaries, recognised as being domestic curtilage of non-agricultural land. Appendix B of this statement includes copies of application files for 25002/90 and 27850/92. Since then the plot has changed ownership but has never been subject to any further planning applications. It has generally been used as amenity space for the central of three cottages with 'The Old Barn', which has less external space than those properties to each end of the barn conversion.

The Planning history is detailed as below:

Application Reference No	Decision Date	Description	Decision
25002/90	01/11/1990	Detached bungalow	Refuse
27850/92	08/07/1993	Conversion of existing barn into 3 dwelling houses with garages	Approve with Cond.
38731	21/03/2002	Two storey side extension and detached single storey garden store at rear	Refuse

38796	25/03/2002	Listed building consent – two storey side extension and erection of detached store at rear	Refuse
47370	07/02/2007	Front porch & wc	Approve with Cond.
47377	06/02/2007	Summerhouse/garden store	Approve with Cond.
47378	06/02/2007	Front porch & wc	Approve with Cond.
50296	18/09/2008	Listed building consent for conversion of conservatory to sun lounge inc. alterations to roof	Approve with Cond.
51186	21/05/2009	Two storey summerhouse/garden store	Refuse
58954	27/08/2015	Extension to existing summerhouse	Approve with Cond.
58955	27/08/2015	Listed building consent for extension to existing summerhouse	Approve with Cond.

Table 1: Planning History

4.0 Planning Policy Context

4.1 The proposal has been assessed against the following key policy documents:

- **National Planning Policy Framework (NPPF)**
 - Section 13: Protecting Green Belt land
- **Bury Unitary Development Plan (UDP)**
- **H1/2:** Further Housing Development – Supports housing in sustainable locations.
- **H2/1:** The Form of New Residential Development – Requires proposals to respect the character of the area and provide adequate amenity.
- **HT2/4:** Car Parking and New Development – Ensures adequate parking provision without harming highway safety.
- **Bury Draft Local Plan (DLP)**
 - **LP-H2:** Windfall Housing Development
 - **LP-GB2:** Conservation and Re-use of Buildings in the Green Belt
- **Supplementary Planning Documents**
 - **SPD6** – Alterations and Extensions to Residential Properties (Jan 2020)
 - **SPD11** – Parking Standards in Bury (June 2025)
- **Places for Everyone Joint Development Plan:**
 - Policy JP-S2: Carbon and Energy
 - Policy JP-H3: Type, Size and Design of New Housing
 - Policy JP-H4: Density of New Housing
 - Policy JP-C2: Digital Connectivity

4.2 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.3 Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4.4 Paragraph 15 states that plans should address housing and economic needs within distinctive areas.

4.5 Paragraph 20 states that strategic policies set out an overall strategy for the pattern, scale, and quality of development, providing for the needs of all.

- 4.6 Section 5**, 'Delivering a Sufficient Supply of Homes', demonstrates that one the Government's central objectives is to increase the delivery of high-quality housing, which support the needs of local areas and relate to their surrounding context, with the Council providing sufficient provision of land for housing developments.
- 4.7 Paragraph 61** of the NPPF confirms the Government's objective of significantly boosting the supply of homes. It goes on to acknowledge the importance that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.8 Paragraph 65** makes clear that affordable housing will not be sought for minor developments.
- 4.9 Paragraph 73** details that 10% of new homes should come from sites which are no larger than one hectare in size.
- 4.10 Paragraph 83** states that rural housing should be in areas which enhance or maintain the vitality of rural communities, and planning policies should identify opportunities to help villages and grow to support local services.
- 4.11 Paragraph 87** indicates that planning policies and decisions should recognise and address the specific locational requirements of different sectors.
- 4.12 Paragraph 96** shows that planning policies and decisions should aim to achieve healthy, inclusive, and safe places.
- 4.13 Section 9** of the Framework (Promoting Sustainable Transport), at **Paragraph 115** it is clarified that in assessing specific applications for new development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be, or have been, taken up, given the type of development and its location. Furthermore, at **Paragraph 116** it is stated that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 4.14 Paragraph 124** states that *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."*
- 4.15 Section 12** relates to achieving well-designed places and has had its scope expanded upon, in comparison to the previous 2019 version of the NPPF. **Paragraph 131** asserts that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make

development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.16 Paragraph 133 states that local design guides should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety.

4.17 Paragraph 135 asserts that planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.18 Paragraph 137 shows that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and the local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive, and effective engagement with the community should be looked on more favourably than those that cannot.

4.19 National Green Belt policy is set out within **Section 13** of the NPPF. **Paragraph 142** states that the Government attaches great importance to the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belt is its openness and permanence. **Paragraph 143** states that the Green Belt serves five purposes:

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.20 Paragraph 153 builds upon this, stating that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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.

4.21 Paragraph 154 details how a local planning authority should regard the consultation of new buildings as inappropriate in the Green Belt. Exceptions to this rule are listed, with point (g) considered relevant to this proposal:

- '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.'*

4.22 Paragraph 185 sets out that planning decisions should ensure all new development is appropriate for its location in relation to the likely effects on the site or the wider area to impacts that could arise from the development.

4.23 PfE Key Policy: JP-H1 – Housing Delivery sets Bury's housing requirement, including *stepped annual housing targets* over the plan period **2022–2039**.

- This policy is the strategic housing supply policy against which Bury's five-year housing land supply is calculated.
- PfE establishes the quantum of housing required and allocates strategic housing sites, including Green Belt releases where justified.

4.24 PfE Policy JP-S2 - Carbon and Energy requires development to reduce energy demand, maximise energy efficiency through fabric-first measures, and support the transition to a low-carbon future unless demonstrably impracticable or financially unviable.

- 4.25** The proposal reuses an existing building, avoiding demolition and new build, which significantly reduces embodied carbon and supports the objectives of sustainable development.
- 4.26** A fabric-first approach will be adopted to reduce heat loss and energy demand:
- Insulation upgrades to walls, roof and floor where practicable.
 - High-performance double or triple glazing with low-emissivity coatings.
 - Improved airtightness through careful detailing and junction sealing.
 - Measures to reduce thermal bridging.
- 4.27** The small scale and existing form of the building may constrain the viability of on-site renewable technologies such as solar PV at this stage. Where such measures are not incorporated, this is considered proportionate and reasonable in line with Policy JP-S2.
- 4.28** The design will not preclude future installation of renewable technologies, and infrastructure will allow for later upgrades where feasible.
- 4.29** The conversion will fully comply with Building Regulations Part L (2022). Compliance will be demonstrated through SAP calculations at Building Regulations stage, ensuring reduced carbon emissions and improved energy performance compared to the existing structure.
- 4.30** Bury's former **Unitary Development Plan (UDP)** contains saved housing policies, but these do not set housing requirements and carry reduced weight where inconsistent with the NPPF.
- 4.31** **Policy LP-H2** of Bury's DLP relates to applications for housing on site not previously allocated for residential use and sets out a strict set of parameters which must all be met.
- 4.32** **DLP Policy LP-GB2** admits that the local authority will permit the conversion of buildings in the Green Belt provided they meet a strict set of requirements.
- 4.33** Following the adoption of PFE, strategic matters such as housing numbers and supply are no longer determined by local legacy policies.
- 4.34** The proposed dwelling will be designed and constructed to meet the requirements of Building Regulations Part M4(2): Accessible and Adaptable Dwellings, unless it can be robustly demonstrated that specific site constraints or characteristics of the existing building make full compliance impracticable.
- 4.35** The scheme has been developed in accordance with **PfE Policy JP-H3: Type, Size and Design of New Housing**, which requires new homes to be well designed, inclusive, adaptable and capable of meeting the changing needs of occupants over their lifetime. The dwelling will therefore provide appropriate access

arrangements, internal circulation space and adaptable layouts to support accessibility and future adaptation.

- 4.36** Compliance with Part M4(2) will be achieved and confirmed at Building Regulations stage. Where any element of full compliance cannot reasonably be achieved due to site-specific or building-specific constraints, this will be robustly justified, and the dwelling will be designed to achieve the closest practicable compliance with the requirements of Part M4(2).
- 4.37** The proposal comprises the creation of one dwelling through the change of use of an existing summerhouse within the established curtilage of Broad Oak Farm House. The resulting density is therefore low, reflecting the plot size, existing built form, and the semi-rural character of the location.
- 4.38** In accordance with **Places for Everyone Policy JP-H4**, regard has been had to minimum density expectations. However, lower densities are considered appropriate in this instance due to clear site-specific considerations, including:
- The reuse of an existing standalone building rather than new-build development;
 - The need to preserve the setting and spatial hierarchy of a nearby listed building;
 - The established pattern of development along Broad Oak Lane, which is characterised by generous plots and dispersed form;
 - The absence of scope for intensification without resulting harm to character and heritage significance.
- 4.39** In The proposed density is therefore considered appropriate to the location, proportionate to the site, and consistent with Policy JP-H4, which allows for flexibility where site-specific constraints justify a lower density outcome.
- 4.40** The proposed development will provide full fibre to the premises (FTTP) connectivity, ensuring access to high-speed, reliable digital infrastructure in accordance with **Places for Everyone Policy JP-C2**.
- 4.41** The dwelling will be designed to include:
- Physical infrastructure to enable connection to full-fibre broadband networks;
 - Internal ducting and cabling to support immediate operational internet services upon occupation;
 - Readily accessible connection points for network providers.
- 4.42** The site is located within an area served by established telecommunications infrastructure, and no technical or viability constraints are anticipated that would prevent the provision of full-fibre connectivity. Should any unforeseen technical constraints arise at delivery stage, these would be addressed in consultation with the relevant network provider to achieve the highest practicable level of connectivity.

- 4.43** The proposal therefore complies with Policy JP-C2 by ensuring that the dwelling supports modern digital connectivity needs for residents, home working, and future technological requirements.

5. Planning Policy Assessment

Principle of Development

- 5.1.** Paragraph 213 of the National Planning Policy Framework (NPPF) confirms that due weight should be afforded to relevant policies within existing development plans, having regard to the extent of their consistency with the Framework. The closer such policies align with the policies set out in the NPPF, the greater the weight they may properly attract. Accordingly, the determination of planning applications should be undertaken in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 5.2.** Any limitations arising from adopted policies are appropriately addressed through the application of Paragraph 11 of the NPPF. Whilst policies that are not up to date continue to retain statutory status, the decision-making focus shifts towards other material considerations. In such circumstances, planning permission should be granted unless the presumption in favour of sustainable development is demonstrably and clearly outweighed.
- 5.3.** The Council's most recent Five-Year Housing Land Supply Statement, published in November 2025 with a base date of 1 April 2025, assesses housing delivery for the period 2025–2030 against the stepped housing requirement set out in Policy JP-H1 of PfE.
- 5.4.** The Statement confirms that Bury's housing requirement for the 2025–2030 period is 2,260 dwellings. Due to significant under-delivery identified by the Housing Delivery Test, which records delivery of only 64% of the required homes over the relevant three-year period, a 20% buffer is correctly applied in accordance with national policy.
- 5.5.** After accounting for minor past over-delivery during the early years of the PfE plan period, the Council identifies:
- a five-year housing requirement (with buffer) of 2,594 dwellings; and
 - an identified deliverable supply of only 2,231 dwellings for the same five-year period.
- 5.6.** This equates to between 4.1 and 4.3 years' supply of deliverable housing land. Consequently, the Council's own evidence confirms that Bury is unable to demonstrate a full five-year supply of deliverable housing sites at the present time.

- 5.7.** Given the confirmed absence of a five-year housing land supply, paragraph 11(d) of the NPPF is engaged. In such circumstances, policies most important for the determination of the application are considered out of date for decision-making purposes, and planning permission should be granted unless:
- the application of policies within the NPPF that protect areas or assets of particular importance provides a clear reason for refusal; or
 - the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
- 5.8.** The delivery of new housing therefore carries substantial weight in the planning balance, particularly where proposals can make an early and deliverable contribution to meeting identified need.
- 5.9.** The proposed development would deliver a new residential dwelling, making a direct contribution to addressing the Borough's acknowledged housing shortfall at a time when the Council cannot demonstrate a five-year supply. This benefit attracts significant weight in the overall planning balance, consistent with the objectives of the NPPF to boost the supply of homes.
- 5.10.** Whilst the site lies within the Green Belt, it is important to note that the lack of housing supply is a material consideration of considerable importance. The proposal must therefore be assessed by weighing any identified harm to the Green Belt against the benefits of the development, including its contribution to housing delivery, sustainability credentials, and compliance with other relevant development plan and national policy objectives.
- 5.11.** As established in *Monkhill Ltd v. Secretary of State and Waverley Borough Council* [2019] EWHC 1993 (Admin), just because a site is within the Green Belt does not, of itself, disapply the "tilted balance". What is required is the application of the relevant NPPF policy to determine by application of that policy whether the proposal is consistent or otherwise with the relevant national policy. Paragraph 12 of the NPPF makes it clear that the outcome of the assessment determines whether planning permission should be granted or refused and there would therefore be no justification for applying limb (ii) in addition to limb (i).
- 5.12.** However, Paragraph 14 makes it clear that where the situation is, following the application of limb (i), there is not provided a clear reason for refusal, the presumption in favour of sustainable development will not have been disapplied. The presumption in favour of granting planning permission still remains in play and it is relevant - indeed necessary - to apply the alternative means of overcoming the presumption in limb (ii).
- 5.13.** The proposed development site lies within the Green Belt, and as such, the Council is still nevertheless required to undertake a balancing exercise, weighing up any perceived harms of the proposals, against the very significant benefits of

housing provision, upon a site which forms part of the curtilage of an existing dwelling.

- 5.14.** The National Green Belt policy is set out within Section 13 of the NPPF and Paragraph 154 states that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*.
- 5.15.** However, although Bury's new Draft Local Plan (DLP) is still emerging, its policy direction is clear. Within the DLP Strategic Objectives is the efficient use of land by promoting the redevelopment of 'brownfield' sites while protecting the Green Belt from inappropriate development.
- 5.16.** In this instance the 'development' is defined as a change of use of an existing building, rather than the erection of a building or structure and the land upon which it is situated is under domestic curtilage rather than brownfield. It is considered the existing building and the permission through which it was granted (planning ref.: 58954) form a strong 'other consideration' in the determination of the application and should act as the fallback position in terms of site development within Greenbelt.
- 5.17.** In regard to the DLP policies, it must be recognised that the existing site is established as residential amenity space and has been such since the original planning applications dating back to 1992.
- 5.18.** Nonetheless the parameters set-out in LP-H2 would all be met. The site is within the urban area within the Green Belt; it is not protected by any other means; there is existing services and infrastructure to adequately provide the proposal; the site is not within a flood risk zone; it is set within an existing enclave of residential land, thus suits the local vernacular; and does not conflict with other planning policies for the borough.
- 5.19.** This application does not have a materially greater impact than is current, nor does it propose to extend any building footprint. The building is obviously of a permanent construction which sits comfortably within its setting, without generating highways hazards or requiring new access arrangements.
- 5.20.** All statutory services supplying the existing dwellings can be utilised to further serve to proposed new dwelling.
- 5.21.** As the building is already under use as a summerhouse through recent building works, there is no evidence of protected species being present within the building.
- 5.22.** While the Local Plan does not override Green Belt policy, it reinforces that brownfield redevelopment is preferential, it is consistent with NPPF Green Belt exceptions and is a key way of meeting development needs sustainably.

Harms to the Green Belt

- 5.23.** It should be noted that there is no proposal to amend the Green Belt boundary in order to accommodate the proposal. As the building already exists within the designated land, the application simply seeks to change the use of that building.
- 5.24.** Paragraph 154 of the NPPF states that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, and any other harm resulting from the proposal, is clearly outweighed by other considerations'*.
- 5.25.** To consider the 'other harm' it is important to look at the reasons for including land within the Green Belt and whether the scheme would conflict with these. The five purposes:
- a) To check the unrestricted sprawl of large build up areas;
 - b) To prevent neighbouring towns from merging into one another;
 - c) To assist in safeguarding the countryside from encroachment;
 - d) To preserve the setting and special character of historic towns; and
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.26.** The site is within the curtilage of an existing residential plot. As such, the development of the site would not result in unrestricted sprawl, would not cause neighbouring towns to merge, nor would it result in encroachment into the countryside, and therefore no conflicts arise with points (a), (b) or (c) above. Moreover, Points (d) and (e) are not considered relevant. It is therefore felt that the scheme would not conflict for the purposes of including land within the Green Belt.
- 5.27.** In terms of visual impact, the proposed dwelling would be of a high design standard. The design and choice of materials are sympathetic to the location, with views of the dwelling obscured given the prevalence of trees and hedgerows at the site, which are to be retained as part of the development. It is therefore not considered that any visual harm would result from the scheme.
- 5.28.** As aforementioned, the site boundaries benefit from visual buffers provided by the trees and hedgerows. Other visual buffers in the immediate vicinity include Broad Oak Farm House and The Old Barn.
- 5.29.** The proposal does not seek to increase the building footprint or volume in any way. This, added to the prevalence of vegetation and the nearby residential units, it is considered that no 'harms' would be incurred because of the development. It is therefore believed that there would not be any decrease in openness as a result of the proposal.
- 5.30.** It is our view that these 'other considerations' significantly outweigh the harm by reason of inappropriate and any other harm such that very special circumstances do exist.

Planning Emphasis

- 5.31.** In accepting applications for new dwellings historically (25002/90 and 27850/92) the LPA has acknowledged that the application site forms part of the residential curtilage of the overall development of Broad Oak Farm. It is therefore recognised as previously developed land.
- 5.32.** To support this residential usage statement, we have also presented photographic evidence of the site from 1996, please refer to Appendix C. These photos reflect the whole garden area to Broad Oak Farm House, prior to the division of the plot to serve the barn conversion opposite.
- 5.33.** The current application sits wholly within the existing curtilage. Given the external aesthetics of the building under the application will not differ from the existing site, it is not considered that the proposal will have a greater impact on the openness of the Green Belt and the purposes of including land in it.
- 5.34.** It is therefore considered that the planning application complies with NPPF and PfE policies. Any harms associated with conflict with other and out-of-date parts of the Development Plan is considerably outweighed by the benefits of supporting housing development, given the Council's current housing land supply position. The provisions of the NPPF allow the LPA to recognise these benefits and thus the principle of development is acceptable.

Sustainable Development

- 5.35.** Considering the NPPF, it is important to note that Paragraph 7 is clear the purpose of the planning system is to contribute to the achievement of sustainable. At Paragraph 8 it states that: *"Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)"*.
- 5.36.** The first objective is with regards to the economy, where the planning system should help to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improved productivity. The second objective is a social objective whereby the planning system should help to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. Finally, an environmental objective, where the planning system should contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, mitigating, and adapting to climate change and minimising waste and pollution.

- 5.37.** The proposed development is thought to comply with this since, in terms of economic benefits, the development would directly contribute to the local economy by employing local companies to enable the accompanying building works. Furthermore, future residents of the site will help to increase local spending power once the unit is occupied, with residents likely to frequent nearby shops and services, including those within Fairfield.
- 5.38.** The development's social gains are the most considerable, given that the dwelling will contribute towards the Council's supply of housing land. Planning appeals across the country have established that in such circumstances, even a single dwelling can make an important contribution to supply. In this instance, the development will also represent a self-build plot, that will be occupied by the Applicant.
- 5.39.** Concerning the environmental component of sustainability, the development will promote the local character of the area, retaining the existing trees and hedgerows at the site which will help to retain biodiversity at the site and providing screening of the proposed single storey dwelling.
- 5.40.** The economic, social and environmental gains in this instance amount to very special circumstances and the application should therefore be permitted on this basis.

Design

- 5.41.** The proposal is deemed to be appropriate within its countryside setting, entailing minor amendments to a single elevation of an existing building. The existing summerhouse incorporates elements of traditional design and materials to ensure the development is in keeping with its surroundings. This will ensure the delivery of a bespoke dwelling that is well screened from Broad Oak Farm House, neighbouring dwellings and the wider surrounding.
- 5.42.** The proposed dwelling will remain single storey, which helps to reduce any visual prominence, while the suite of existing materials helps the dwelling fit into its surrounding vernacular.
- 5.43.** The unit will also benefit from adequate carparking space, with available room for two private vehicles, in line with the Council's adopted standards.
- 5.44.** In accordance with SPD 11, the property will also benefit from an electric vehicle charging point situated to the stone wall adjacent to the parking bays. An example of the type of charger can be found in Appendix D of this document.
- 5.45.** The overall density and design of the dwelling is deemed to be commensurate to the surroundings, ensuring appropriate use of the land available, without over development occurring.

Ecological and Arboricultural Considerations

- 5.46.** The site sits wholly within an existing domestic curtilage and as such does not fall into land requiring an ecological appraisal.
- 5.47.** None of the existing trees within the site are subject to Tree Preservation Orders, though it is not intended to fell any trees and construct within close proximity of any.
- 5.48.** As previously highlighted, the site benefits from trees and shrubbery to its northern and eastern boundaries, planted by residents, which will all be retained under the proposal.

Summary

- 5.49.** This section of the Planning Statement has succinctly detailed how the proposed development can be judged as acceptable, when undertaking a planning balance exercise. Regarding the development being within the countryside and Green Belt, the proposal can be viewed positively as the application site is well-suited for residential development, due to its location within the curtilage of an existing residential dwelling.
- 5.50.** Moreover, the development represents a small-scale, deliverable, windfall residential development that will contribute to the Local Planning Authority's housing land supply. Indeed, the Council is clearly struggling to satisfy its housing expectations, and as a result, it is critical that all areas in the Borough, accommodate more homes. It is apparent that the development is therefore consistent with the Council's outlook on future growth.
- 5.51.** Considering the Council's current housing land supply, it has been demonstrated that the proposed development is consistent with the Development Plan for Chorley. Harms to the Green Belt has also been demonstrated as minimal given the proposed design. Planning permission should therefore be approved.



Figure 4: Google Map indicating application site

Conclusion

- 5.52.** Full planning consent is sought for change of use of the existing summerhouse on the land located to the east of Board Oak Farm House, Broad Oak Lane, to a detached single-storey dwelling. The works will be undertaken by the applicant and the dwelling occupied by the same; therefore qualifying as a self-build project.
- 5.53.** The evidence presented in this Statement demonstrates how the proposed development is compliant with the Development Plan for Bury and in particular, policies geared towards the protection of the Green Belt. The design is respectful of the local setting and amongst other factors will represent a small-scale, deliverable, windfall residential development that will contribute to the Local Planning Authority's housing land supply.
- 5.54.** It has been demonstrated that the tilted-balance, as per Paragraph 11 d) of the NPPF still applies and in this instance, the balance is significantly in favour of the

proposed development. Indeed, the proposals fully comply a case for very special circumstances.

5.55. For the reasons identified within this Statement, it is considered that detailed planning permission for the development should be granted, and the application is commended to the authority.

6. Design & Access

Layout:

- 6.1.** The internal arrangement will be reconfigured to provide a two-bedroom dwelling with an open-plan living/kitchen area, a bathroom, and storage in compliance with national space standards.
- 6.2.** The design will introduce an additional window and door to the eastern elevation. This allows direct access from the plot frontage while maximising natural light to the living space yet ensuring privacy for both the new dwelling and neighbouring properties.

Scale & Massing:

- 6.3.** The conversion will retain the existing footprint and height, ensuring the building remains visually subordinate to the main dwelling and in keeping with the scale of surrounding properties.

Appearance:

- 6.4.** External alterations will be minimal, limited to window and door introduction. Any new materials will be sympathetic to the existing palette of the area.

Materials & Sustainability:

- 6.5.** The existing building benefits from cavity wall construction, double-glazed windows and doors and low energy lighting. Any improvements required to the thermal efficiency of the building will be dealt with internally so that the external aesthetic of the building will remain unaltered.

Landscaping:

- 6.6.** The existing site will be landscaped into a more formal garden area. This will entail the removal of the existing storage buildings, the introduction of a driveway, lawn and patio area.
- 6.7.** The driveway will be finished with limestone chippings, similar to those found to several of the existing adjacent properties. Patio areas will be finished with Yorkstone paving to match that already found to Broad Oak Farm House.

- 6.8.** Existing planting to the north and east boundaries will be retained. The newly created boundary to the west will be formed in a 1.7m high concrete post & timber panel fence, similar to those found to existing boundary demarcations to neighbouring plots.

Access:

- 6.9.** Vehicular Access: The application site already benefits from a vehicular access gate and informal off-street parking, which, under the application, will be formalised as illustrated on the proposed site plan.

- 6.10.** Pedestrian Access: A safe, pedestrian route will be maintained from the public highway to the dwelling entrance, with adequate lighting for safety and security.

Inclusive Design:

- 6.11.** The dwelling will be designed to be accessible to a wide range of users, with step-free access to the newly created principal entrance.

APPENDIX A

Official list entry



Broad Oak Farmhouse

BROAD OAK FARMHOUSE, BROAD OAK LANE

Listed on the National Heritage List for England. Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Heritage Category: Listed Building

Grade: II

List Entry Number: 1356792

Date first listed: 16-Jun-1981

List Entry Name: Broad Oak Farmhouse

Statutory Address 1: BROAD OAK FARMHOUSE, BROAD OAK LANE

Location

Statutory Address: BROAD OAK FARMHOUSE, BROAD OAK LANE

The building or site itself may lie within the boundary of more than one authority.

District: Bury (Metropolitan Authority)

Parish: Non Civil Parish

National Grid: SD 82970 11353

Reference:

In three sections, the left-hand one probably C18, the other two probably earlier C17; the outer sections set forward. Coursed rubble. Two storeys. One 2-light stone-mullioned window in each section, but the middle upstairs one a large 4-light trans-mullioned probably C19 wooden casement and the other originally 4-light, extra mullions having been removed for the insertion of sashes. (The ground floor right-hand one having been 5-light originally, retains the two central mullions). The ground-floor windows of middle and right-hand sections have drip-moulds and their mouldings generally (though very weathered) are consistent with the date FEB 2/1637 (the 3 being conjectural) incised on the right-hand section. Doorways to right of central and left-hand sections and in gable end of right hand section. Small brick gable chimney to each section. Slate roofs.

Listing NGR: SD8297011353

Details

SD 81 SW, BROAD OAK LANE,
6/28

Broad Oak Farmhouse

16.6.81

II

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System 210603
number:

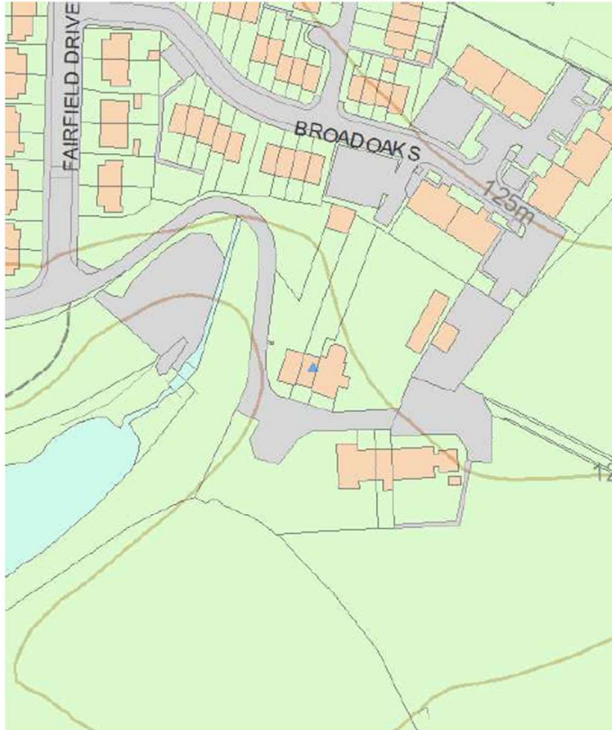
Job Name: CoU Summerhouse to Dwelling
Job Address: Broad Oak Farm House
Job No: 2586

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Bolton, BL6 6LB
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Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 01-Apr-2026 at 09:32:37.

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End of official list entry

Job Name: CoU Summerhouse to Dwelling
Job Address: Broad Oak Farm House
Job No: 2586

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APPENDIX B

25002/90 – Detached bungalow – Refused - 01/11/1990

Application for Planning Permission or Approval of Details of Development

IMPORTANT Please read the Notes for Applicants on the back of this form before completing any part of this form. Please complete FOUR copies of this form and submit them with four sets of plans.

PART 1

1 APPLICANT (in block capitals)

Name Mr. A. Tomlinson

Address Broad Oak Farm
Broad Oak Lane,
Fairfield, Bury

Post Code BL9 7AF

Daytime Telephone No. 061-797-5225

AGENTS (if different from correspondence should be sent in block capitals)

Name Hallam Technical Design

Address 52, Moorgate,
Bury.

Post Code BL9 7AF

Daytime Telephone No. 061-797-5225

Particulars of proposed development

2 DESCRIPTION OF PROPOSED DEVELOPMENT

Detached Bungalow

3 Size of site (edged red) 400sq - approx

4 Is the proposal for a temporary period? No If yes, for how long?

5 LOCATION OR ADDRESS OF PROPOSED DEVELOPMENT

Broad Oak Farm, Broad Oak Lane, Fairfield, Bury

Type of application

6

Answer YES or NO	If the answer to (a) is YES tick the items for which you are seeking approval as part of this application.
a) Is this an outline application? <u>No</u>	1. Siting (including layout) ☐ 4. Means of access ☐
b) Is this a full application? (This includes a change of use) <u>Yes</u>	2. Design ☐ 5. Landscaping ☐
c) Are you applying for approval of reserved matters under a previous outline permission? <u>No</u>	If YES state ref. no. and date of outline permission.
d) Are you applying for renewal of an existing temporary permission? <u>No</u>	If YES state ref. no. and date of existing permission.

7 State whether the proposal involves:

Answer YES or NO	If the answer to (a) is YES and if the proposal is for residential development state the number of dwelling units and type, if known e.g. houses, bungalows, flats etc.
a) New buildings <u>Yes</u>	Type <u>3 Bedroom</u> Number <u>1 No.</u>
b) Alteration or extension to existing buildings <u>No</u>	Type <u>Detached Bungalow</u> Number <u>1 No.</u>
c) Change of use <u>No</u>	
d) Construction of new access to highway Vehicular <u>No</u> Pedestrian <u>No</u>	
e) Alteration of existing access to highway Vehicular <u>Yes</u> Pedestrian <u>Yes</u>	
Total <u>1 No.</u>	

Particulars of present and previous use of land or buildings

8

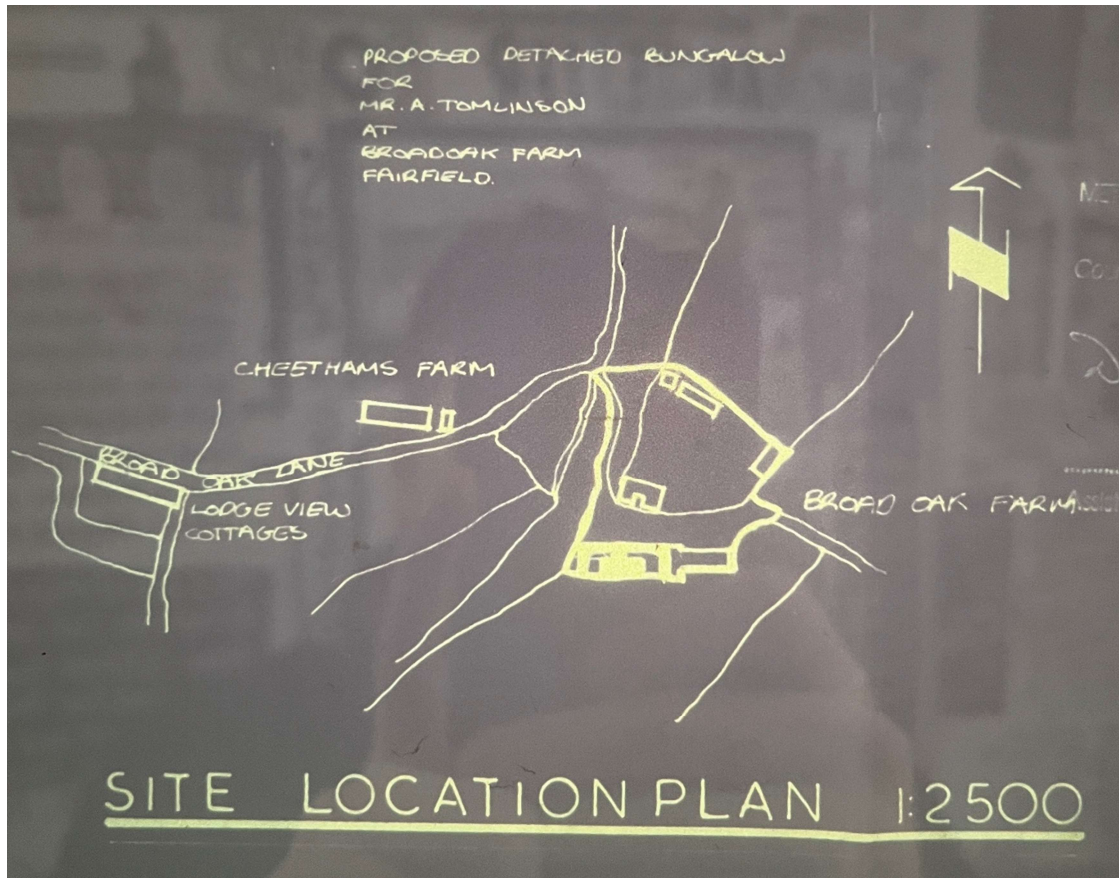
a) Present use of land or buildings	<u>Vacant</u>
b) If vacant, state the first use and the date when last used	<u>Existing cottage building to be demolished</u>
c) Are there any buildings which are to be demolished? <u>Yes</u>	Answer YES or NO <u>Yes</u> If YES, please indicate on the submitted plans.
d) Are there any existing trees on the site which will have to be lopped, topped or felled? <u>No</u>	If YES, please indicate these trees on the submitted plans.
e) Are there any public rights of way crossing the site? <u>No</u>	If YES, please indicate on the submitted plans.

Application form

Job Name: CoU Summerhouse to Dwelling
Job Address: Broad Oak Farm House
Job No: 2586

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Site location identifying entire farmstead – thickened line assumed to be 'red edge'.

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Job Address: Broad Oak Farm House
Job No: 2586

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27850/92 – Detached bungalow – Approved with Conditions - 08/07/1993

Planning Application Form

Please read the guidance notes which will help you to complete this form. 4 copies of the form and 4 sets of plans should be submitted.

1 Name and Address of Applicant and Agent

Name and Address of Applicant		Name and Address of Agent (if any)	
Name	MR A TOMLINSON	Name	A J COCKER & CO
Address	BROAD OAK FARM FAIRFIELD BURY LANCASHIRE	Address	169 DRAKE STREET ROCHDALE LANCASHIRE
Postcode	BL9 7SD	Postcode	OL11 1DY
Daytime Tel. No.		Daytime Tel. No.	0706 356860
		Person to contact	MR A COCKER

2 Proposed Development

A Location or Address of Proposed Development

BROAD OAK FARM
FAIRFIELD
BURY LANCASHIRE

B Description of Proposed Development (specify the number of units in the case of housing development)

CONVERSION OF EXISTING BARN INTO 3 DWELLING HOUSES
WITH GARAGES

C Size of Site (edge in red on submitted site plan) 0.2352 hectares

D Is the proposal for a temporary period? Answer YES or NO NO If yes, for how long

E Do you own or control any adjoining land? (edge in blue on submitted site plan) Answer YES or NO YES

3 Type of Application

Please tick one box

☐ A This is an outline application	☐ If so go to Question 4	☐ (iii) Change of use and building or engineering operations	☐ Complete additional form
☐ B This is a reserved matters application	☐ If so go to Question 4	☐ (iv) Mining operations or waste disposal	☐ Complete additional form
Outline Application No.		☐ (v) This is an application for renewal of a temporary permission	
Date of Outline Permission		Application No. of existing permission	
☐ C This is a full application for:-		☐ (vi) This is an application for removal or variation of a condition of a previous planning permission	
☐ (i) Building or engineering operations only		Condition No. Application No.	
☒ (ii) Change of use without any building or engineering operations at present		Now go to Question 5	

4 Outline Applications and Reserved Matters Application

If you have ticked A or B in Question 3, please tick the relevant boxes.

Do you wish to seek approval for any of the following matters as part of this application? Answer YES or NO

If yes, please tick the relevant box(es).

Siting	Design	External Appearance (including materials)	Means of Access	Landscaping
--------	--------	---	-----------------	-------------

Application form Page 1

5 **Roads and Public Rights of Way**
A Do you propose to create a new access to a highway? Answer YES or NO NO
B Do you propose to alter an existing access to a highway? Answer YES or NO NO
C Do you propose to alter, close or divert a public right of way? Answer YES or NO NO
If yes, please show on the submitted plans

6 **Trees**
Do you intend to fell, lop or top any trees as part of the proposed development? Answer YES or NO NO
If yes, please show the tree(s) on the plan(s) and describe the work.

7 **Existing and Previous Uses and Demolition**
A Please state existing use of the land/buildings. If vacant, please state last use and date when last used (if known).
NON- AGRICULTURAL
B Are any buildings to be demolished? Answer YES or NO NO If yes, please show these on the submitted plans.

8 **Further Information**
Complete where appropriate
A Type and colour of the materials to be used for the:-
roof FOR LOCAL AUTHORITY APPROVAL
exterior walls FOR LOCAL AUTHORITY APPROVAL
B How many vehicle parking spaces will be provided within the site?
New Spaces: 6 Existing Spaces:
C How will surface water be disposed of? (e.g., main drains, watercourses, soakaway)
MAINS DRAINS
D How will foul sewage be disposed of? (e.g., main sewers, septic tank, cesspool)
MAIN SEWER
E Is your proposal a "bad neighbour" development? (see Note 8) Answer YES or NO NO
If yes, please follow the procedure outlined in the Note.
If your proposal is for industrial or commercial development, complete Part 2. If not, go to Question 17

PART TWO

9 **Industrial Development**
A Describe any processes to be carried on and the end products.
B What type of plant or machinery will be installed?

10 **Related Development**
Is the proposal related to any of the following:
A An existing use on or near the site. Answer YES or NO
B A larger scheme for which permission is not at present sought. Answer YES or NO
If yes, please give details
C Existing premises which are no longer satisfactory. Answer YES or NO
If yes, please give details

Job Name: CoU Summerhouse to Dwelling
Job Address: Broad Oak Farm House
Job No: 2586

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Site location – thickened line to south assumed to be 'red edge'; thickened line to north assumed to be 'blue edge'.

APPENDIX C

Site photos circa 1992-1996, plus June 2026



Image 1: view looking south toward Broad Oak Farm House from within application site (circa 1992)



Image 2: view looking south toward Broad Oak Farm House from within application site (circa 1992)



Image 3: view looking north along eastern boundary of application site. Illustrates on site parking and installation of water mains to serve barn conversions opposite (circa 1996)



Image 4: view looking northeast from within application site. Illustrating residential garden use (circa 1996)



Image 5: view looking north toward existing summerhouse from site access (June 2026)

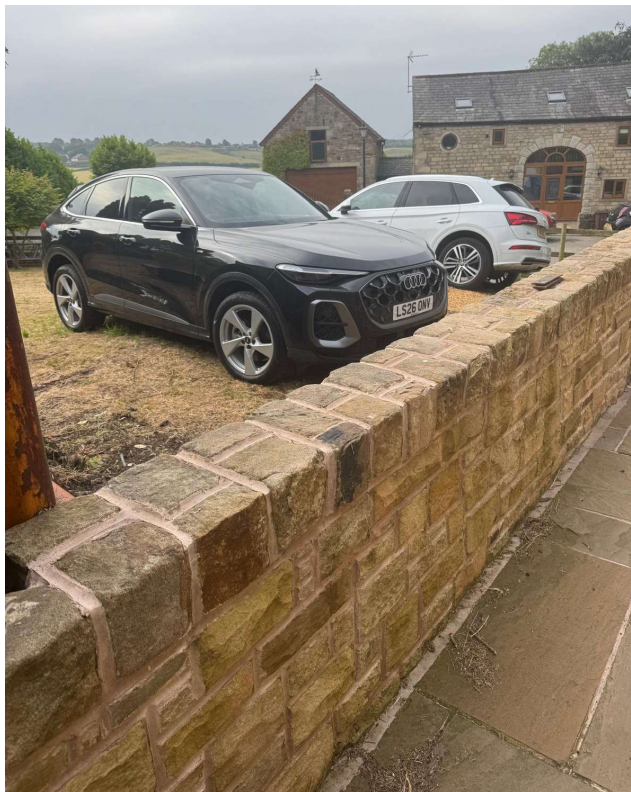


Image 6: view looking south toward barn conversions from existing summerhouse (June 2026)



Image 7: view looking northeast from same position as image 3 above (July 2026)



Image 8: view looking northeast from same position as image 4 above (July 2026)

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Job Address: Broad Oak Farm House
Job No: 2586

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APPENDIX D

Electric Vehicle Charger Point Examples:



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Job No: 2586

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APPENDIX E

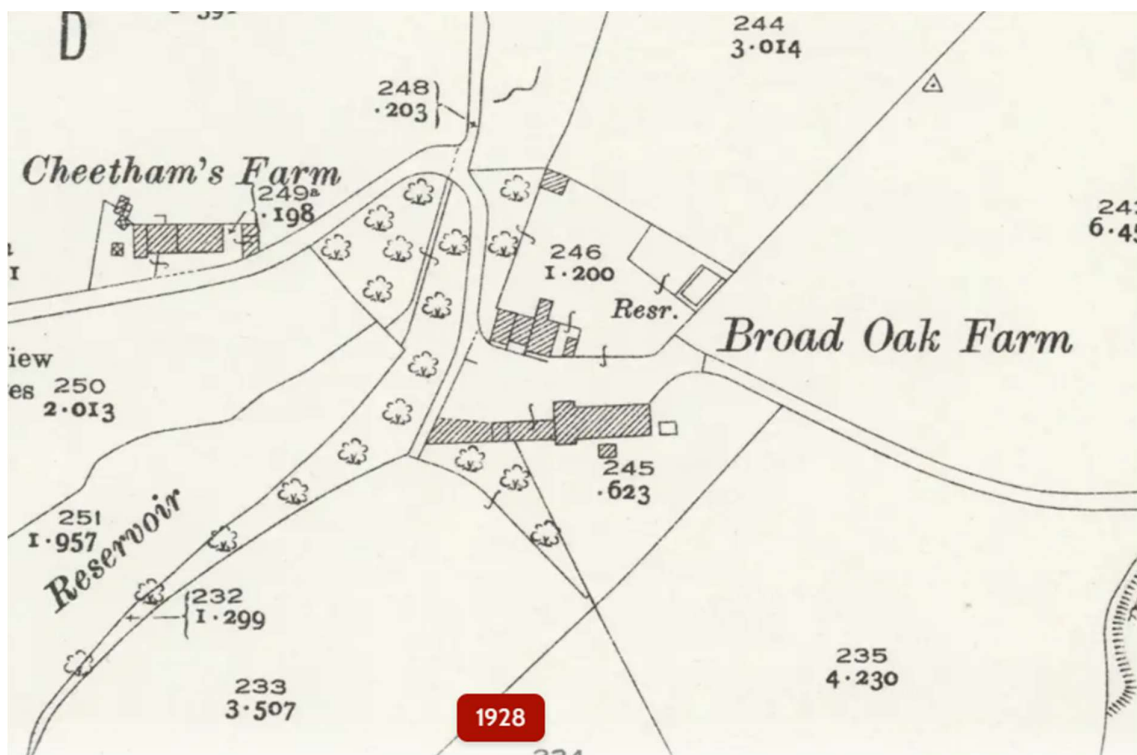
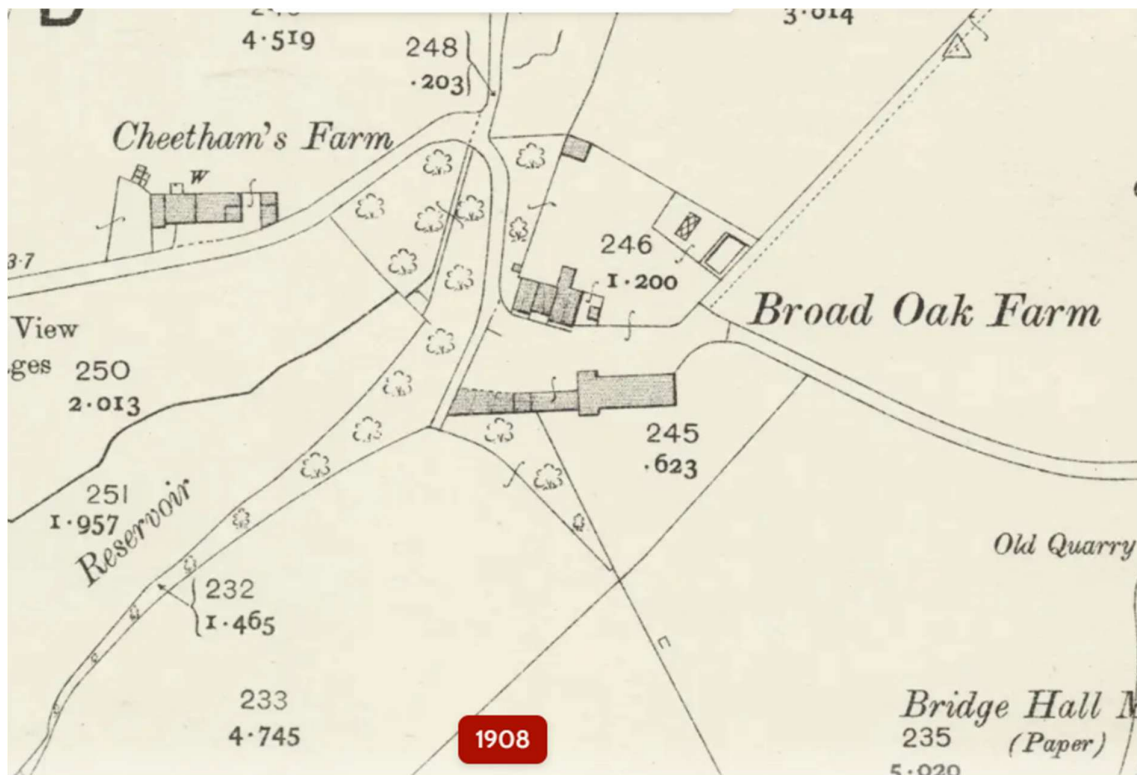
Historical OS Mapping:



Job Name: CoU Summerhouse to Dwelling
Job Address: Broad Oak Farm House
Job No: 2586

WALKER DESIGN

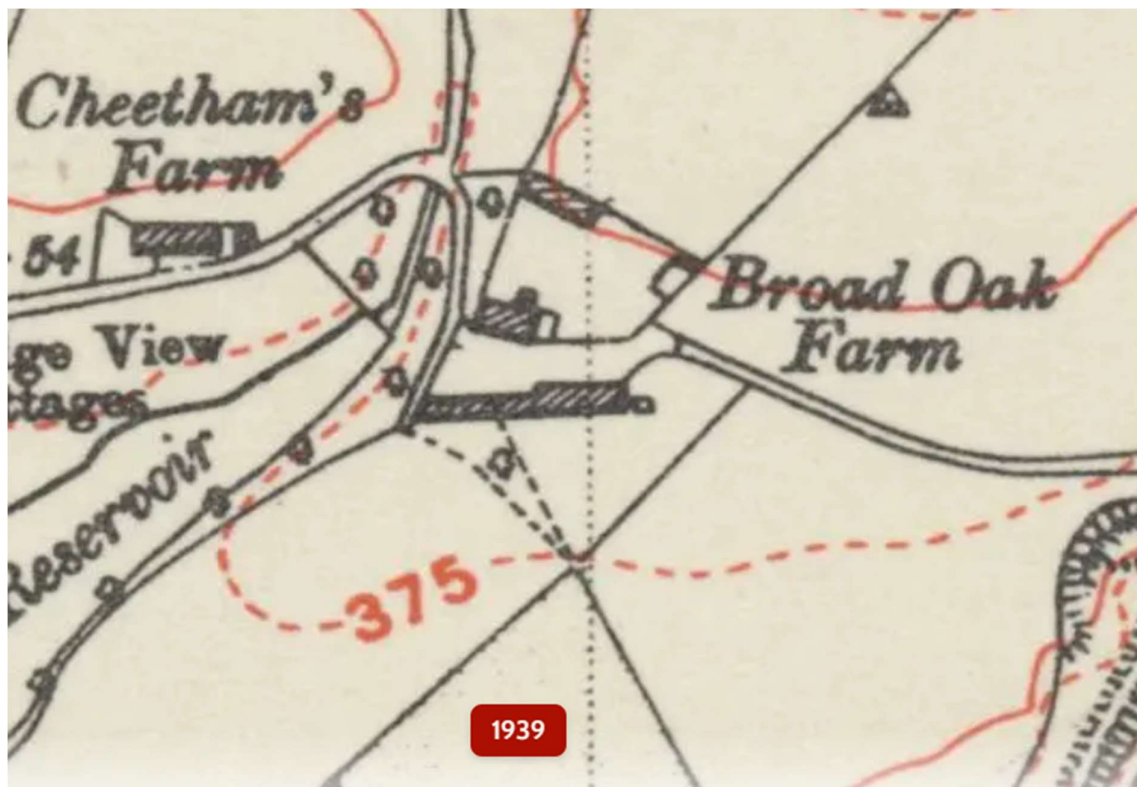
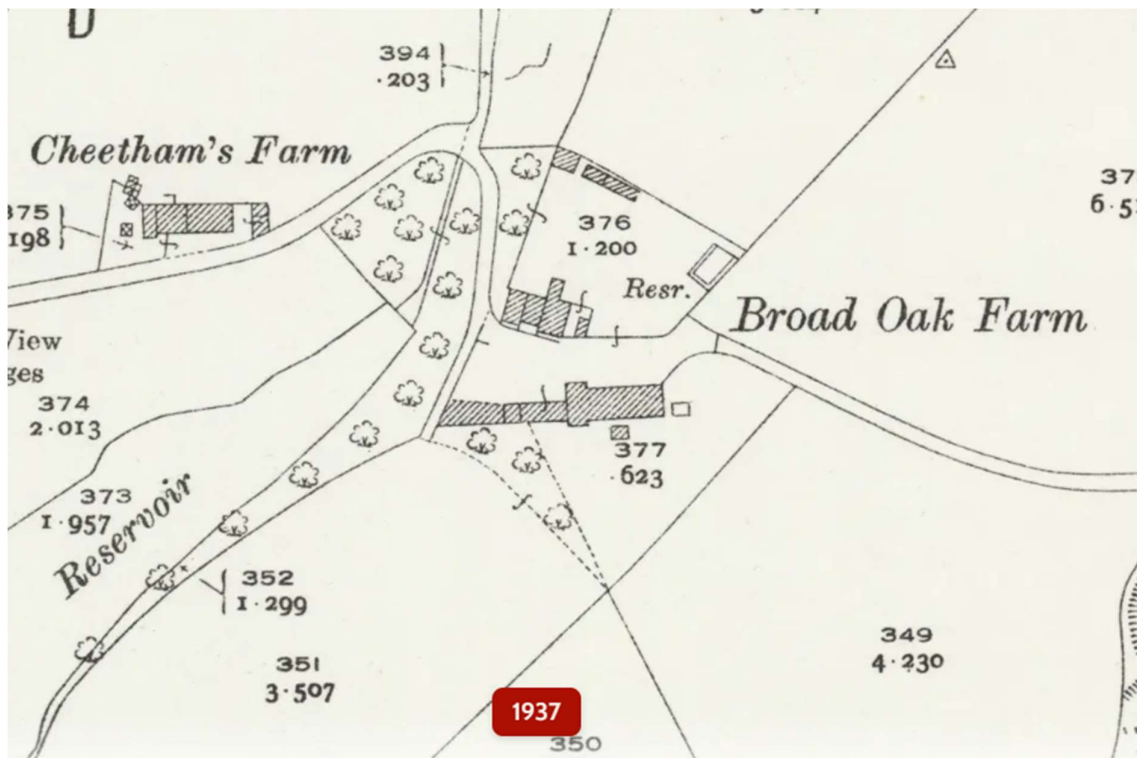
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