

Ward: Tottington

Item 01

Applicant: Mr Gunn

Location: Sheepgate Farm Cottage, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PL

Proposal: Two storey front extension; Render to front & side elevations

Application Ref: 71251/Full

Target Date: 17/12/2024

Recommendation: Approve with Conditions

This application is a householder development and would normally be dealt with under delegated powers. It is presented to the committee as the applicant is related to a member of staff.

Description

The application relates to a dwelling house located on Bradshaw Road. The dwelling has been previously extended at two storey to the side, and single storey to the rear and has a detached garage to the north of the site. The site is accessed along Footpath 80TOT.

The site is located within the Green Belt and is located within a cluster of 3no. dwellings and associated outbuildings with open land located to the north and east of the site.

Planning permission is sought for the construction of a two storey front extension. The proposed extension would project approximately 4 metres to the front of the existing two storey side extension and 2.5 metres to the side of the original dwelling. Render is also proposed to the front and side elevations of proposed extension, and existing dwelling.

Relevant Planning History

14606/83 - Single storey side extension - 26/05/1983

36481 - Single storey extension at rear and first floor extension with dormer windows to front and rear at Sheepgate Farm Cottage, Bradshaw Road, Tottington. Approved with conditions - 7 June 2000

59402 - Conversion and extension of existing garage/store to form specially adapted care provision accommodation for annexe to Sheepgate Farm Cottage - Refused 14/12/2015

69581 - Modifications to roof/first floor roof extension to accommodate additional living space to first floor; Porch to front elevation; Reduction in size of existing garage; External alterations to include solar panels to front/rear roof slopes, new stone/render finish to external elevations and alterations to doors/windows/glazing with 2 no. juliet balconies to rear elevation - Refused 01/11/2023 Appeal Dismissed 09/07/2024.

Publicity

Letters sent to neighbouring properties 23/10/2024

Site Notice posted 11/11/2024

No responses received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

JP-G9	The Green Belt
OL1/2	New Buildings in the Green Belt
OL7/2	West Pennine Moors
H2/3	Extensions and Alterations
JP-G1	Landscape Character
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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.

Green Belt (Principle)

PfE Policy JP-G9 - The Green Belt confirms the extent of the Green Belt within the Borough and confirms the five purposes of including land within the Green Belt. The beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, 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 our residents and providing the high quality green spaces that will support economic growth.

Paragraphs 152 and 153 state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC 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) provision for appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation;
- c) extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building;
- d) replacement of a building, providing 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 community needs under policies set out in the development plan (including policies for rural exceptions sites); and
- 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 with in the area of the local planning authority.

UDP Policy OL1/2 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.

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 it's own merits.

Original Dwelling

In order to make an initial assessment in relation to whether the proposal is a disproportionate addition, the extent of and the volume of the original building/dwelling needs to be understood. Paragraph 154c states that " extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building. "The term "original building" is referred to in paragraph 145(c) of the NPPF and is defined in the Glossary to the Framework as "A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally". It is this original volume therefore that forms the baseline against which subsequent extensions and alterations should be measured.

A previous appeal at the site, reference APP/T4210/D/24/3337341 found that the original building is the smaller part of Sheepgate Farm Cottage which is modest in terms of its size and appearance. The original dwelling has been significantly extended to the side and rear as set out within the site history above and it is considered that the applicants have already utilised their 33% increase in volume as set out within SPD 8. Any further extensions that would lead to an increase in built form would therefore require a case for Very Special Circumstances (VSC).

Impact on Green Belt and Layout and Design

According to case law in the Court of Appeal judgement *Turner v Secretary of State* 2016 at para 14, "The concept of openness of the green belt is not narrowly limited to volumetric approach..... (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspects which the Green belt presents." The visual impact of the proposed alterations will therefore be discussed below.

In addition to the Green Belt Policies set out above for householder extensions 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 fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics are their openness and permanence. The openness of the Green Belt has a spatial as well as a visual aspect, so the physical and visual presence of built forms may affect openness.

The applicants have set out a case for VSC as set out below:

- The proposal is a simple and unobtrusive way of providing the linkage of the first floor rooms which is essential to the family's needs.
- The proposed extension has an area of only 10 square metres on each floor and a volume of only 90 cubic metres. A dormer will be removed.
- The existing house is L-shaped and the extension is tucked into the angle of the L. It will be set back behind the front elevation to further reduce any visual impact.
- The size, shape and massing of the existing house does not change. The extension will be barely noticeable, with the pitched roof of the original cottage carried over the extension.
- The extension and existing brickwork will be rendered with stone detailing, materials that are appropriate to the house's rural, Green Belt location.
- Unlike the previous proposal there will be no change to the fenestration of the rear elevation and consequently no overlooking of the neighbouring land.

The dwelling is located in a row of properties along Bradshaw Road that are visible at a distance from the rear of the properties at Sheep Gate Drive across an open field. It is accepted that the site already forms a wider ribbon of Green Belt Development. This ribbon of development is depicted by a line of detached properties along this limited access road.

It is also accepted that the current internal layout of the property is awkward. The existing dwelling has been extended in such a manner that the bedrooms are currently split between the original cottage and the later side extension and this limits the use of the property for a young family. The proposal would facilitate a linkage between the two existing first floor areas, rationalising the internal layout without creating large extensions, or significant demolition and remodelling of the existing property.

In terms of design, it is considered that additions to buildings within the Green Belt should be limited to subsidiary elements of the original building, and should be simple and unobtrusive in design to ensure that they do not result in disproportionate additions over and above the original dwelling.

The proposed extension is located to the side of the original cottage and would be set back from the main frontage creating the impression of subservience and allowing the original cottage to still be read. The extension is located in a similar location, to where a porch addition may be added to the property and would infill an existing corner within the "L" shaped building. The proposed extension would be read in relation to the existing built form rather than requiring additions to the rear, side or roof and as such the ribbon of development along Bradshaw Road would not be altered in terms of height and width maintaining the openness of the Green Belt when viewed from all sides of the existing dwelling.

The use of quoin detailing, and render would mirror that of neighbouring property. It is unclear from the plans submitted whether the natural stone of the original cottage is to be retained as the description of development includes render to front and side elevations as such a condition will be attached to clarify that the original cottage should be retained as natural stone.

Whilst the proposal would lead to an addition above one third of the dwellings original volume due to the existing extensions at the site, it is considered that the limited extension and the retention of the original simple stone cottage form to the front would still allow the original structure to be read. The proposed extension would not result in any increases in height or project forward or to the side of the existing staggered building line and as such the openness of the Green Belt would be retained. Given the above matters and the case presented, it is considered that these points do amount to very special circumstances and given the nature of this particular scheme, the site and its context in accepting the development, it is considered that it outweighs the in-principle harm to Green Belt.

The proposed site is an established residential property within a ribbon of residential properties. As such, the proposal would not conflict with the surrounding land uses nor would it create harm to the openness of the Green Belt given the above circumstances. It is considered therefore that the proposal would not have an adverse impact on the openness of the Green Belt and therefore it is considered that the proposal complies with UDP Policy OL1/2, SPD8, PFE Policy JP-G9 and the NPPF.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

The proposed extension would not project any further forward than the existing principal front elevation of the dwelling. Any windows proposed would relate to non-habitable rooms. As such it is considered that the proposal would not lead to a detrimental impact on the residential amenity of the neighbouring properties.

Biodiversity Net Gain

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 is exempt from the statutory condition.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

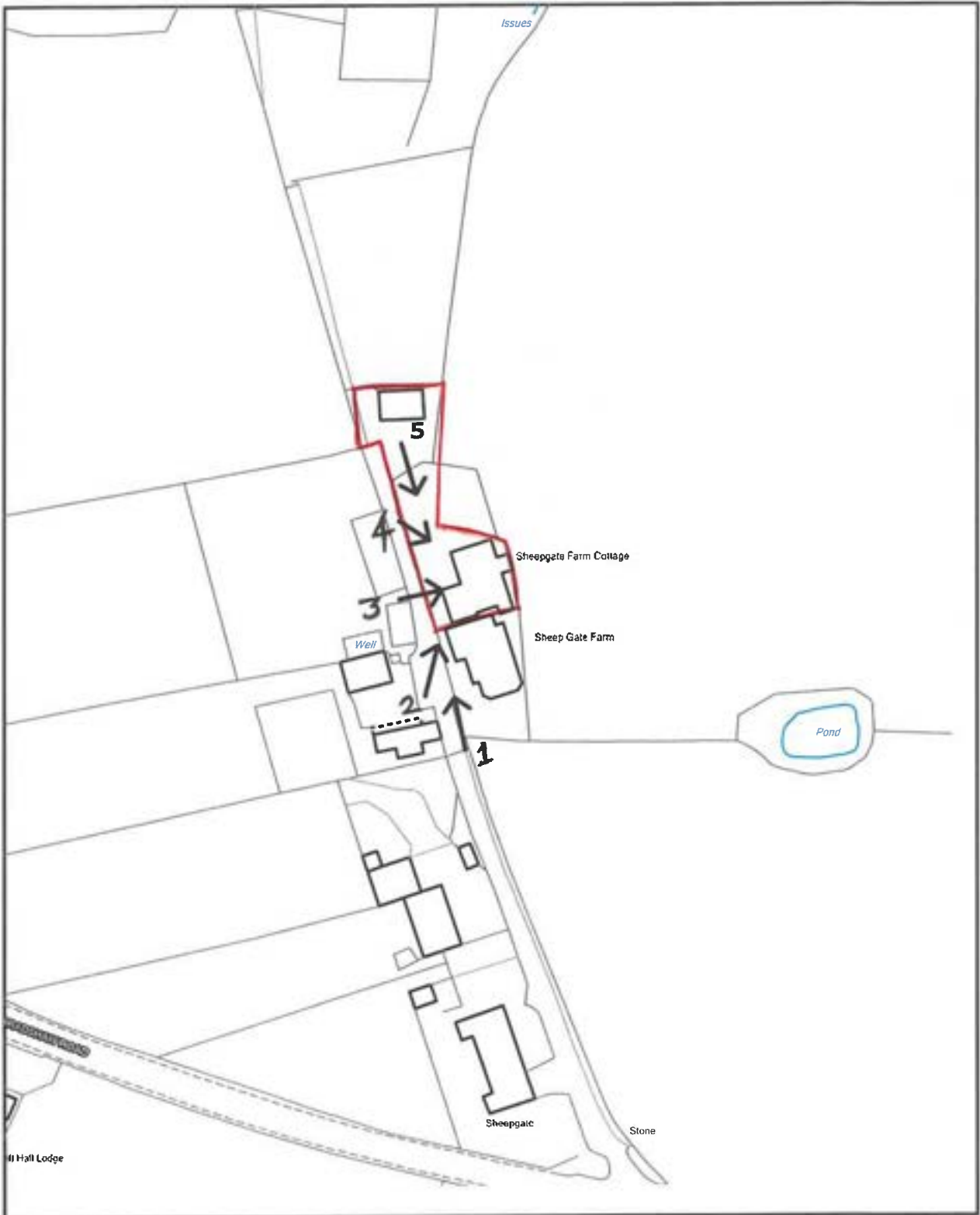
Conditions/ Reasons

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 Existing Site Plan, Proposed Site Plan, 24/791/01A, 24/791/02A, 24/791/03A 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. Notwithstanding details shown on the approved plans, the natural stone elevations of the original cottage shall be maintained as existing and not rendered.
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.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 71251

ADDRESS: Sheepgate Farm Cottage, Bradshaw Road
Walshaw Bury

Planning, Environmental and Regulatory Services

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Bury
Council

71251

Photo 1



Photo 2



71251

Photo 3



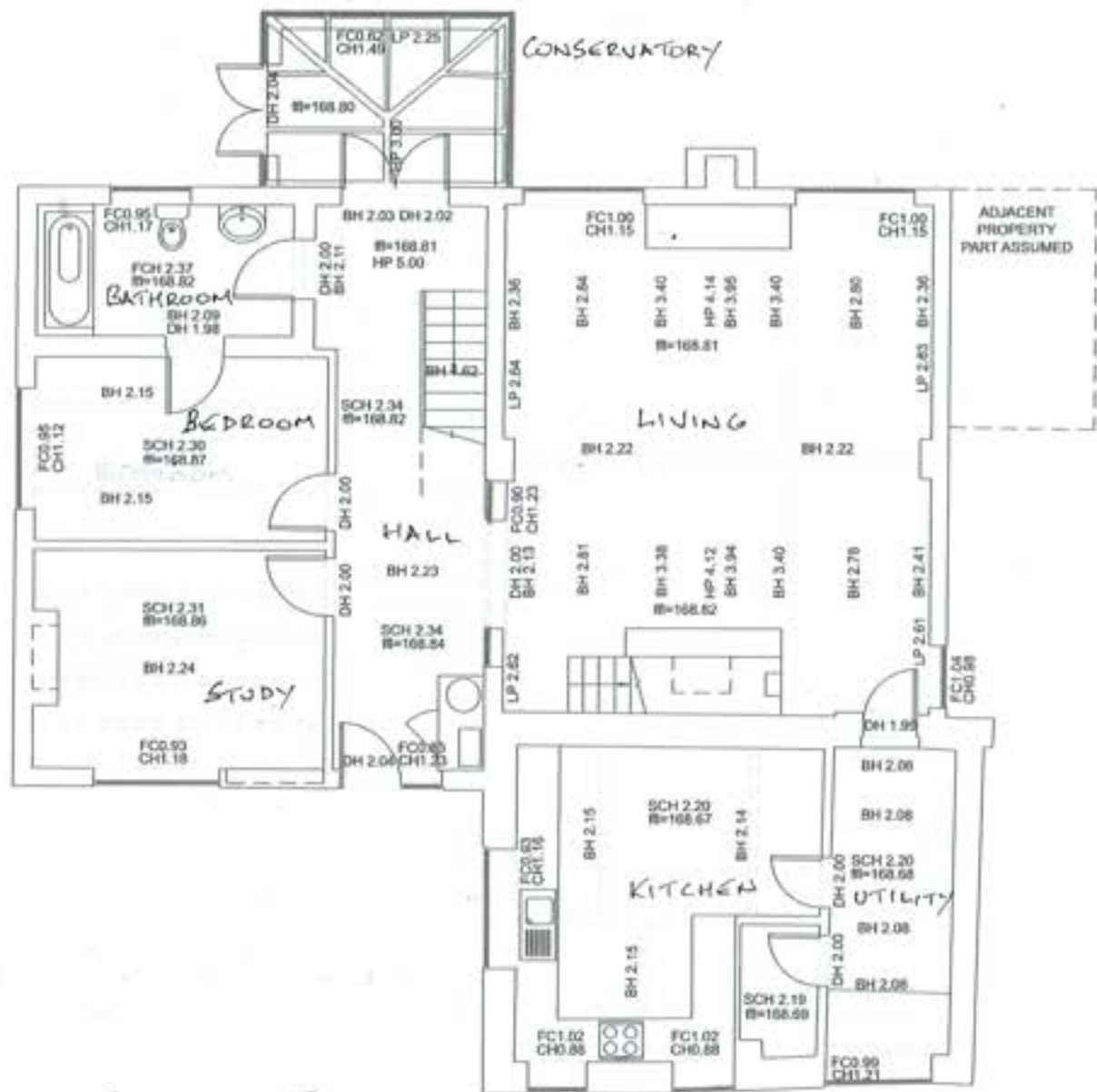
Photo 4



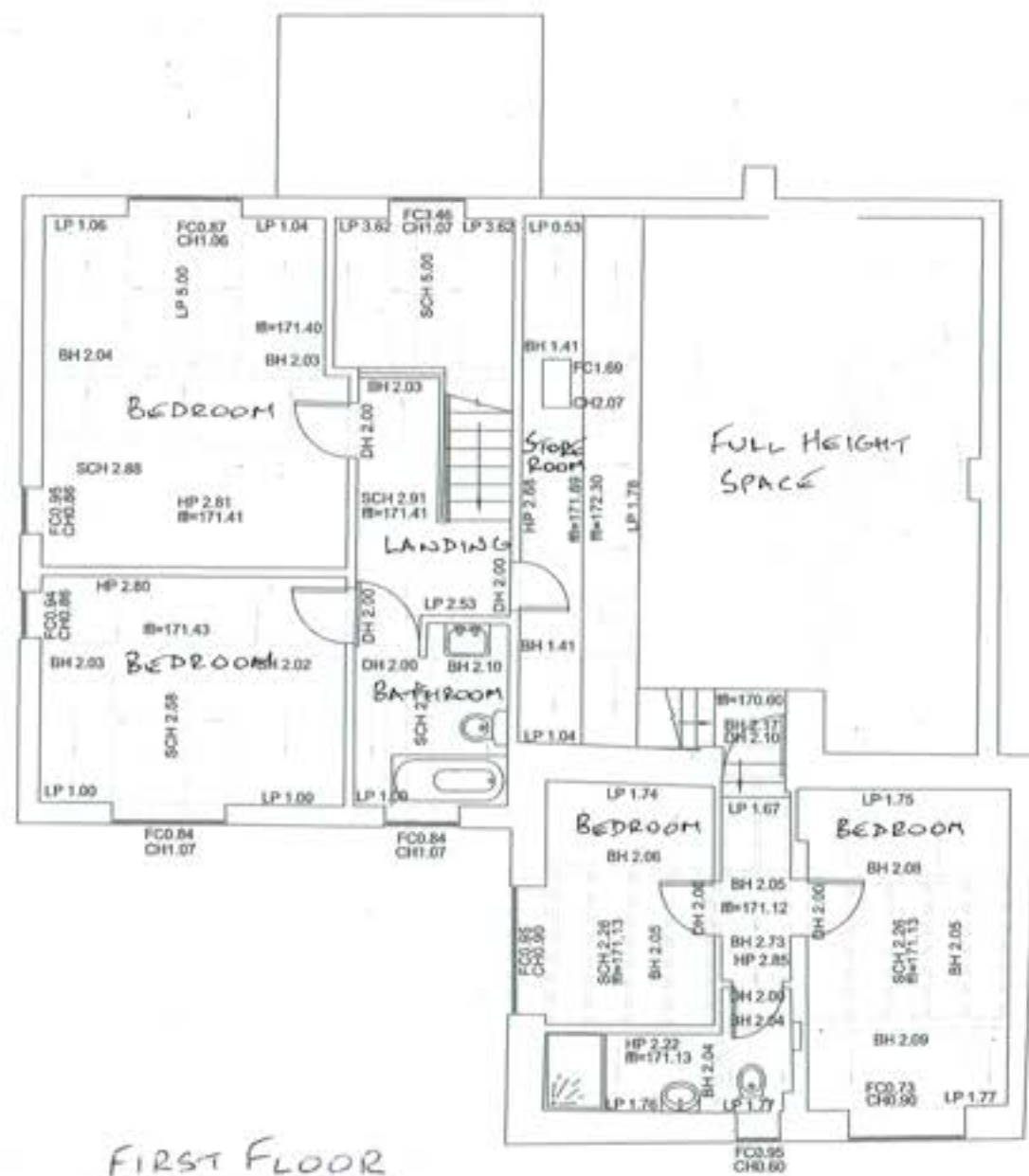
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Photo 5



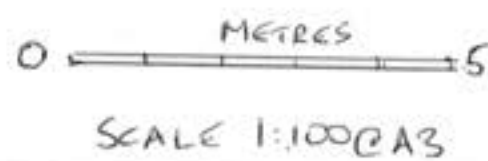


GROUND FLOOR



FIRST FLOOR

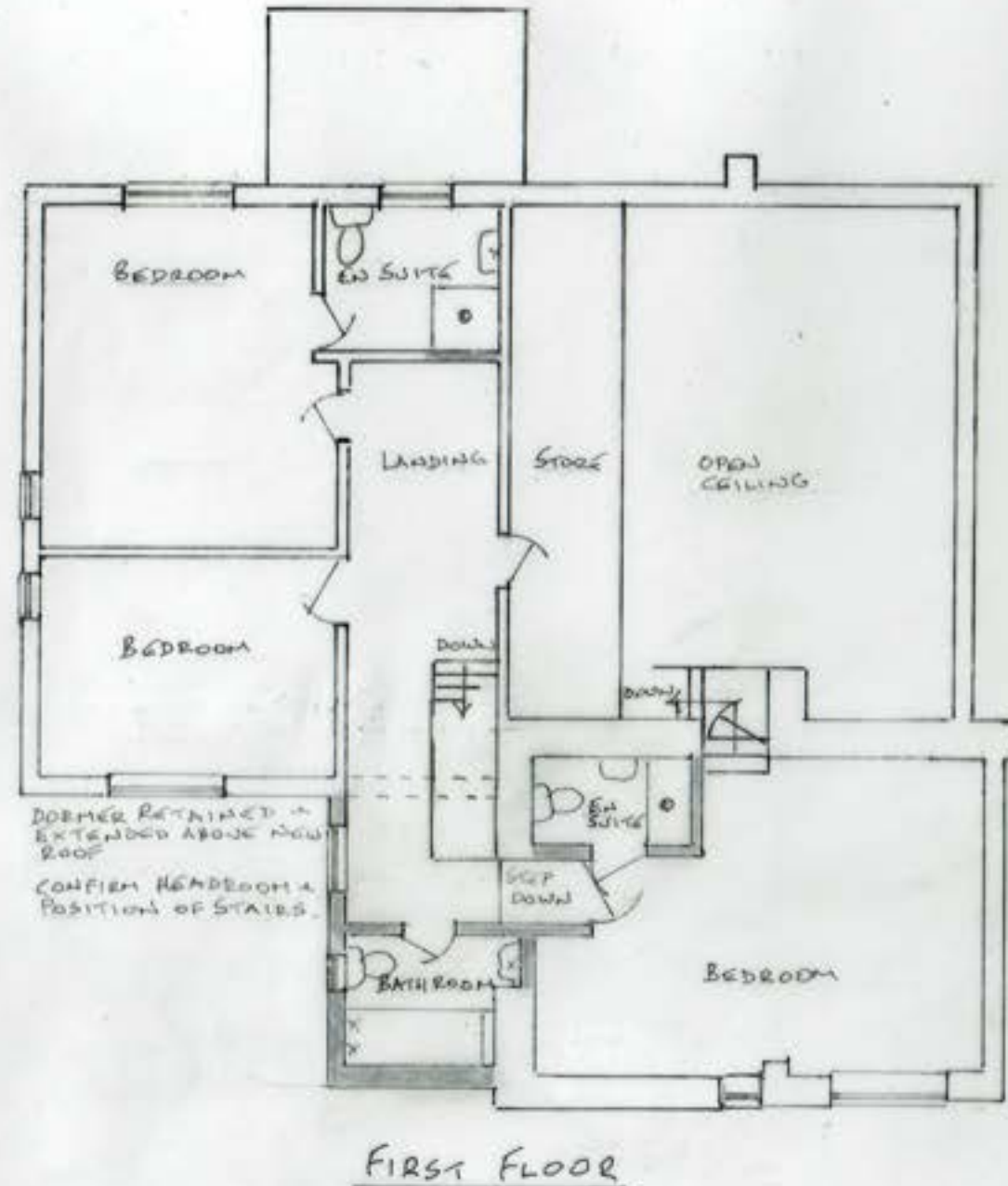
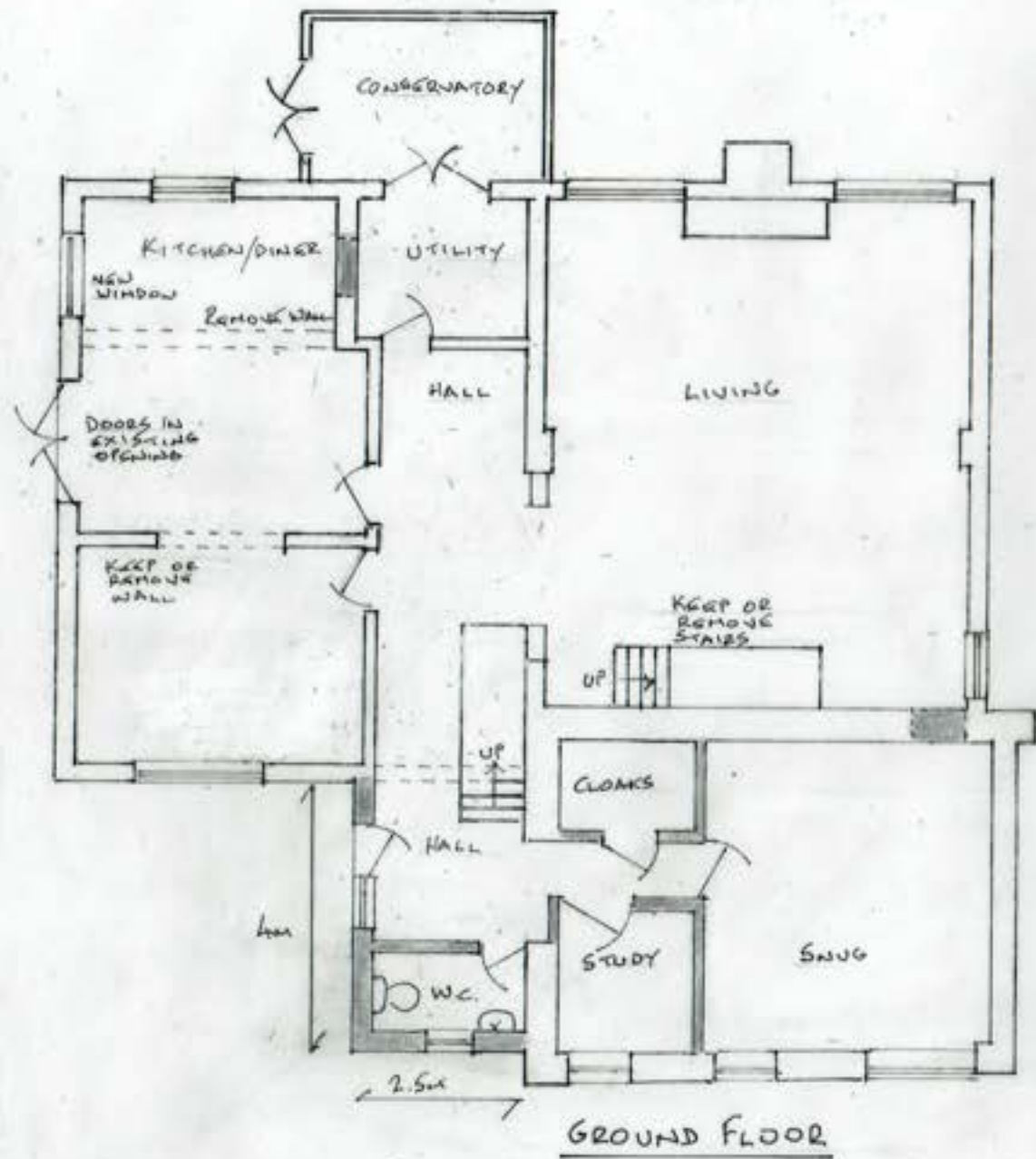
IA EXISTING PLANS



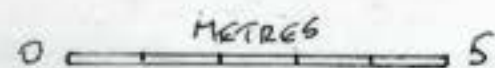
22/10/2024 - USE OF ROOMS ADDED
11/10/2024

24/791/01A

TWO STOREY EXTENSION
SHEEPGATE FARM COTTAGE, BRADSHAW ROAD BLB 3PL



2x PROPOSED PLANS



SCALE 1:1000A3

12/11/2024 - DORMER RETAINED & EXTENDED
11/10/2024

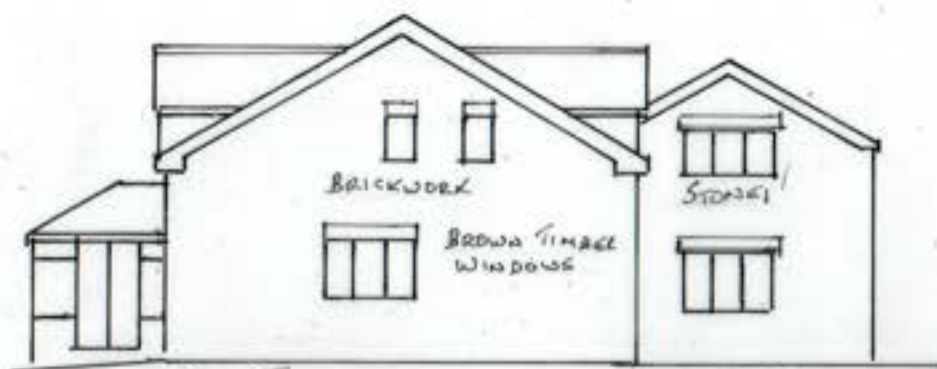
24/191/02A

TWO STOREY EXTENSION

SHEEPGATE FARM COTTAGE, BRADSHAW ROAD BLB 3PL



EXISTING FRONT ELEVATION



SIDE

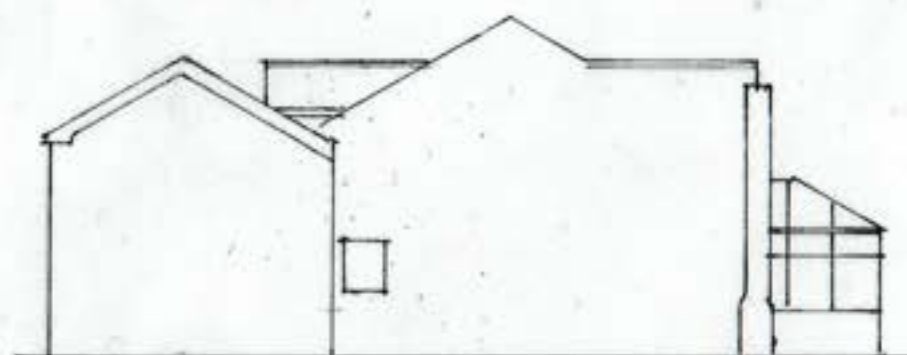
EAST ELEVATION UNAFFECTED



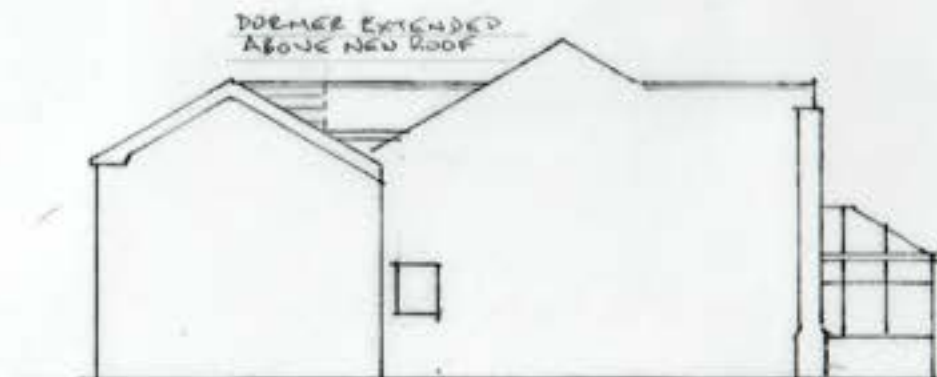
PROPOSED FRONT ELEVATION



SIDE



EXISTING SIDE (SOUTH) ELEVATION

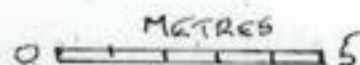


PROPOSED



LOCATION PLAN (1:1250)

3A ELEVATIONS

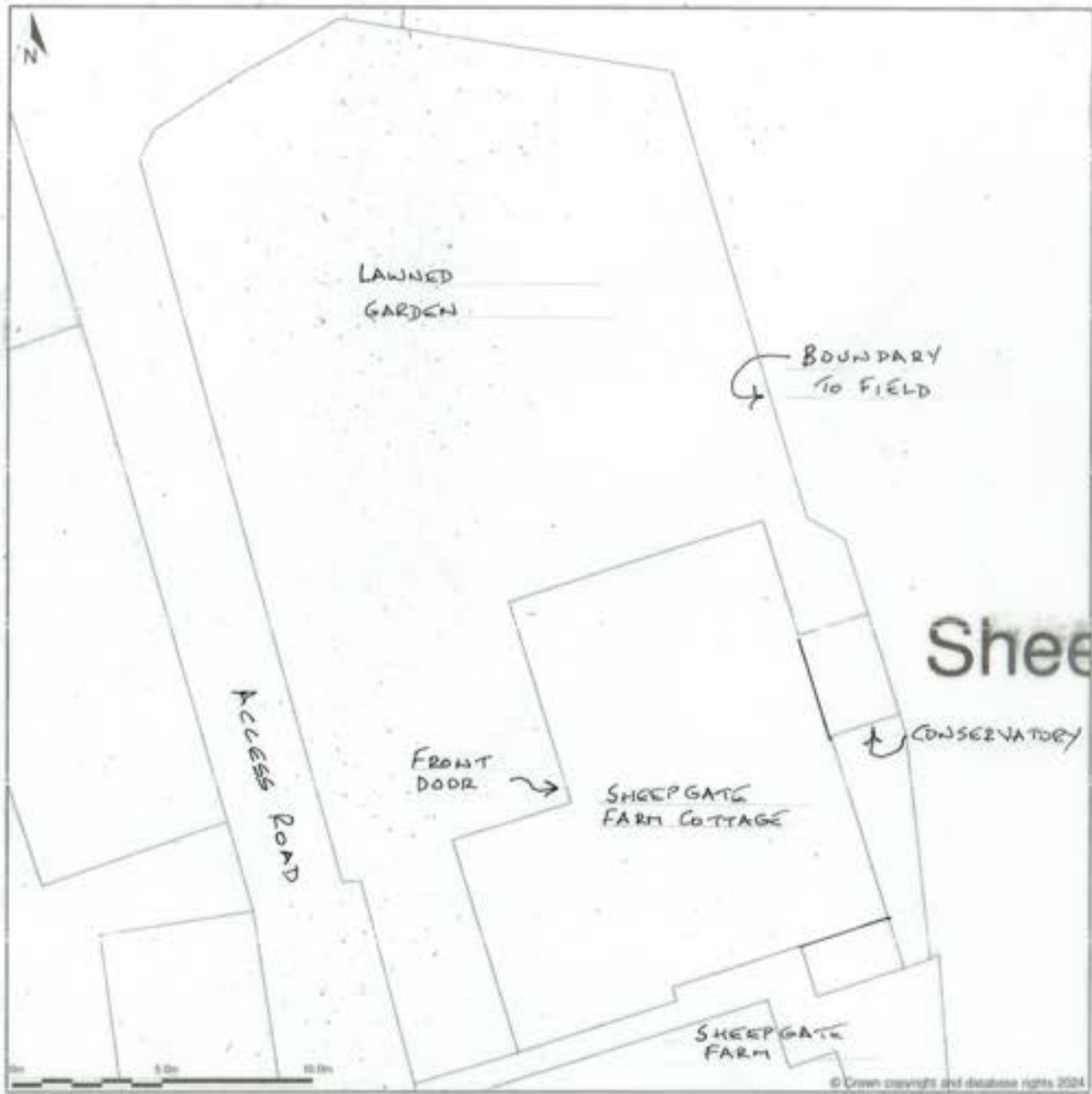


12/11/2024 - DORMER RETAINED & EXTENDED
11/10/2024

24/191/03A

TWO STOREY EXTENSION
SHEEPGATE FARM COTTAGE, BRADSHAW ROAD BL8 3PL

Sheepgate Farm Cottage, Bradshaw Road, Tottington, Bury, BL8 3PL



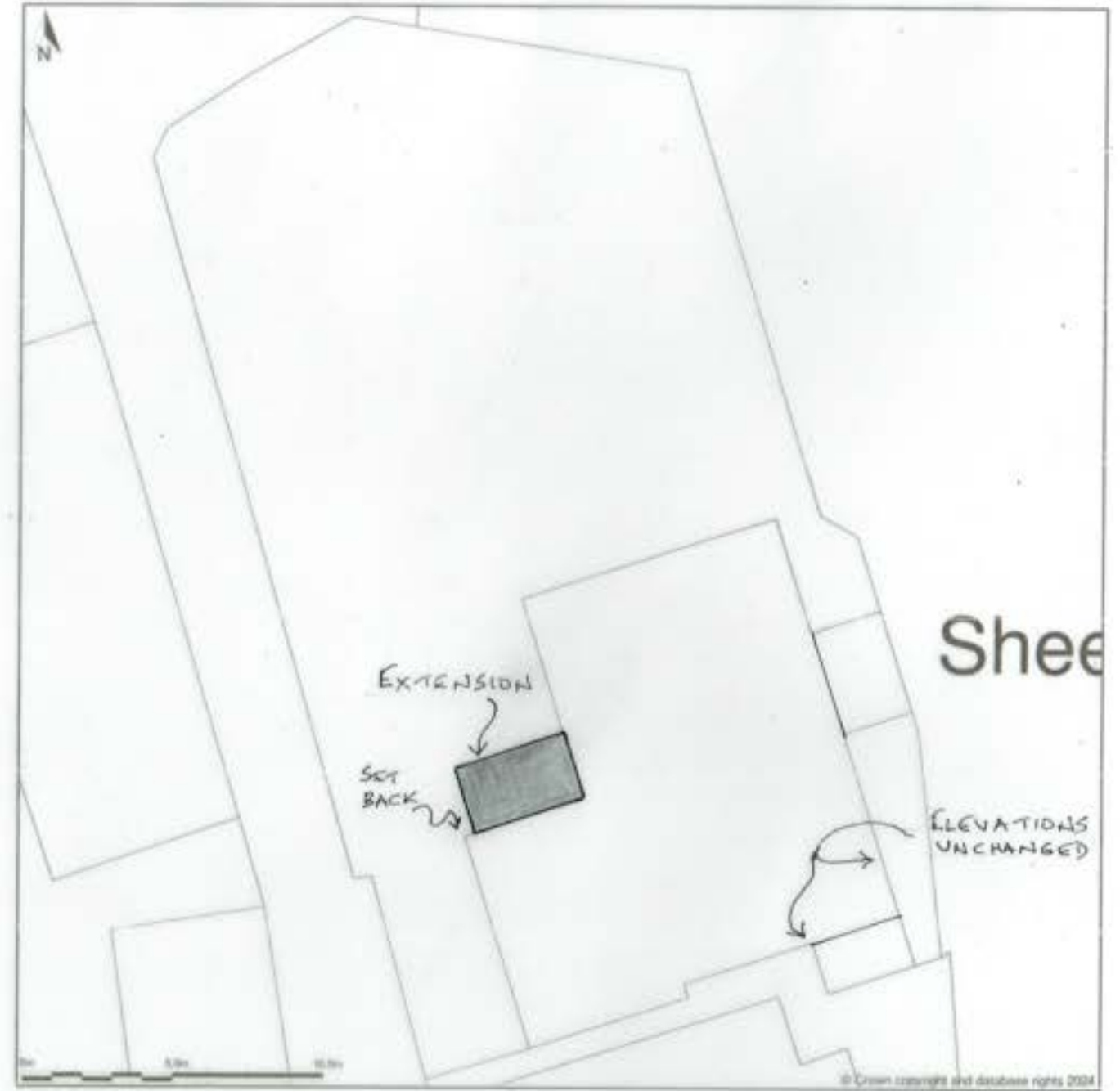
Site Plan (also called a Block Plan) shows area bounded by: 377206.74, 412248.87, 377242.74, 412284.87 (at a scale of 1:200), OSGridRef: SD77221226. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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EXISTING SITE PLAN (1:200)

Sheepgate Farm Cottage, Bradshaw Road, Tottington, Bury, BL8 3PL



Site Plan (also called a Block Plan) shows area bounded by: 377206.74, 412248.87, 377242.74, 412284.87 (at a scale of 1:200), OSGridRef: SD77221226. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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PROPOSED SITE PLAN (1:200)