

**Ward:** Radcliffe - North and Ainsworth

Item 02

**Applicant:** Mr G Spillard

**Location:** Land at 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR

**Proposal:** Variation of condition no. 2 (approved plans) following grant of planning permission 67550 (Conversion of stable to dwelling with single storey extension): enclose the existing stables overhang into the internal space of dwelling

**Application Ref:** 72972/Full

**Target Date:** 20/05/2026

**Recommendation:** Approve with Conditions

### **Description**

The application relates to an existing stable block, constructed in painted breeze block with a tiled roof, sitting within a plot (approximately 500sqm) of land on the south side of the access road serving the properties to the north. To the south of the site is an open paddock. To the south-east is a small stable block which also has an access onto the private road. The site lies within the Green Belt and is a Special Landscape Area. Vehicular access from Arthur Lane is via an unadopted and unnamed private road.

The stable block has approval for a conversion and extension, allowed on appeal in 2022. This latest application seeks to amend the approved plan by infilling the space under the existing overhanging roof, across the front. This area in question measures some 1 metre by a 7 metre length (7m<sup>2</sup>). The volume of infill would be 13.8m<sup>2</sup>. This equates to 11% of the original stable building. Added to the extension allowed under the previous appeal, the total additional volume would be 35%.

The infill extension would be finished in a render to match the existing property.

It is noted that development has commenced on the site in the form of drainage and groundworks and a Lawful Development Certificate was issued in October 2025 to confirm this.

### **Relevant Planning History**

67550 - Conversion of stable to dwelling with single storey extension - Refused 03/12/2021. Allowed on appeal 22/07/2022.

72364 - Lawful Development Certificate to confirm commencement of development under planning reference 67550 - Granted 31/10/2025

### **Publicity**

Immediate neighbours notified by letter dated 30/03/2026. Three separate representations, objecting, have been received. The objections are summarised below:

- If approved this further impacts the visual view on a building in green belt area, moving away from the approved plan.
- The previous permission (67550) proceeded on the understanding that the stable block, as it stood and with minor extension was capable of being converted to residential use. The Inspector who allowed the appeal was satisfied that the principle of conversion was acceptable and that the building could accommodate the proposed dwelling. This application appears to be contradicting that position, suggesting the habitable space

within the approved scheme would be highly restricted. This demonstrates that the scheme as approved was not, in practical terms, capable of delivering the residential accommodation it purported to provide. Policy requires that the building should be genuinely suitable for the proposed residential use. Where the applicant concedes that the available habitable space would be highly restricted without the additional enclosure sought by this application, it follows that the building, in its approved form, does not meet this threshold.

- The further addition to the building's original volume is greater than that which the Inspector assessed. The cumulative effect of the approved extension and the further enclosure reduces the openness of the green belt.
- The stable block at the appeal site is characterised, in part, by its open overhang. It gives the building an open, permeable frontage consistent with its agricultural origins and with the Green Belt setting in which it is located. The enclosure of that overhang is the kind of transformation from a building of agricultural character to an enclosed suburban dwelling that Green Belt conversion policy is designed to resist.

Those making representations have been notified of the Planning Control Committee meeting.

### **Statutory/Non-Statutory Consultations**

N/A

### **Pre-start Conditions - N/A**

### **Development Plan and Policies**

H2/3	Extensions and Alterations
OL1/2	New Buildings in the Green Belt
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN1/1	Visual Amenity
EN9/1	Special Landscape Areas
NPPF	National Planning Policy Framework
JP-G9	The Green Belt
JP-P1	Sustainable Places

### **Issues and Analysis**

**Green Belt** - The National Planning Policy Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Openness and permanence are essential characteristics of the Green Belt.

Paragraph 149 of the NPPF indicates that the extension or alteration of a building would be appropriate provided that it does not result in disproportionate additions over and above the size of the original building. In general an increase in a third of the volume of the original property would be deemed appropriate.

The Places for Everyone Joint Development Plan and the Unitary Development Plan supports the NPPF and indicate that any development should be appropriate and not harm the openness of the green belt.

Policy JP-SP1: Sustainable Development which seeks to use as much as possible of suitable previously-developed (brownfield) land and vacant buildings.

UDP Policies OL1/4 and H2/4 relating to new building and conversions of existing buildings seeks to protect the openness and character of the green belt and suggests that extensions to existing buildings should not result in disproportionate additions over and above the

original building. Normally this would equate to no more than a third of the volume of the original dwelling although all applications would be assessed on their own individual merits.

One objector has indicated that the previously approved scheme would not be too restrictive and not doable. Whilst the approved scheme may be restricted in size, it could be easily implemented and the developer has the right to seek a variation, which cannot be simply dismissed. The LPA has to undertake an assessment based upon the planning history and the merits of what the current scheme presents.

In terms of Green Belt and the impact of openness, the infill area of 13.8m<sup>2</sup> is considered relatively modest in size and equates to an additional 11% of the original volume, over and above the previously allowed extension that added 24%. Sited in the 'elbow' of the frontage of the property, it would not be particularly prominent and would have a very limited impact on the openness and character of the Green Belt.

The design incorporating the additional area would move it away from looking entirely like a stable, however, the policy test is about conversion with a minor addition that should not appear disproportionate to the original host building. If the original consent was implemented and then a second application submitted for the minor extension, the merits of the latter would be acceptable for the reasons stated above. Issues of visual amenity are discussed below.

The other green belt issues raised by objectors have been considered, however on balance, the proposal is considered to be acceptable and compliant with the NPPF, Joint Development Plan and UDP green belt policies listed.

**Visual amenity** - The proposed amendment to infill the space under the overhanging roof is a relatively modest addition with the area measuring some 7 square metres (7m wide with a depth of 1m).

Although the overhang reflects the historic use of the stables and lends it more of an equestrian character, infilling the space would have a limited impact overall. It would be set well back into the site and screened on the west side by the extension/outrigger and would be viewed from the front and east side against the backdrop of the building. The limited addition would not harm the openness/ character of the Green Belt nor detrimentally impact on visual amenity.

It is also noted that the Planning Inspector in assessing, and allowing, the previous appeal decision, despite the green belt location, did not consider it necessary to remove permitted development rights. This implies that, in theory, a small extension would be acceptable and even permitted under current legislation. Whilst the proposed extension along the front elevation, would require planning permission, being on the principal elevation, the extension into this small area would likely be preferable to additions elsewhere.

The proposed extension to, and amendment of, the previously approved scheme is acceptable in terms of visual amenity and complies with the NPPF, Joint Development Plan and the UDP Policies EN1/1, EN9/1, H2/1, H2/2 and H2/3 and associated guidance.

**Residential amenity** - Given the size and siting in relation to neighbours, the proposal does not raise any residential amenity issues. As such the proposal is acceptable and complies with UDP Policy relating to residential amenity.

**Representations/ objections** - The issues raised by those making representations have been addressed in the above report.

**Conditions** - It should be noted that the conditions attached to the approval are so numbered because some of the conditions attached to the previously allowed scheme, including the commencement of development condition, have been discharged - additional information received and accepted as satisfactory - and are no longer required to be attached to this approval. It should also be noted that the discharged conditions are still required to be implemented to the satisfaction of the Local Planning Authority.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

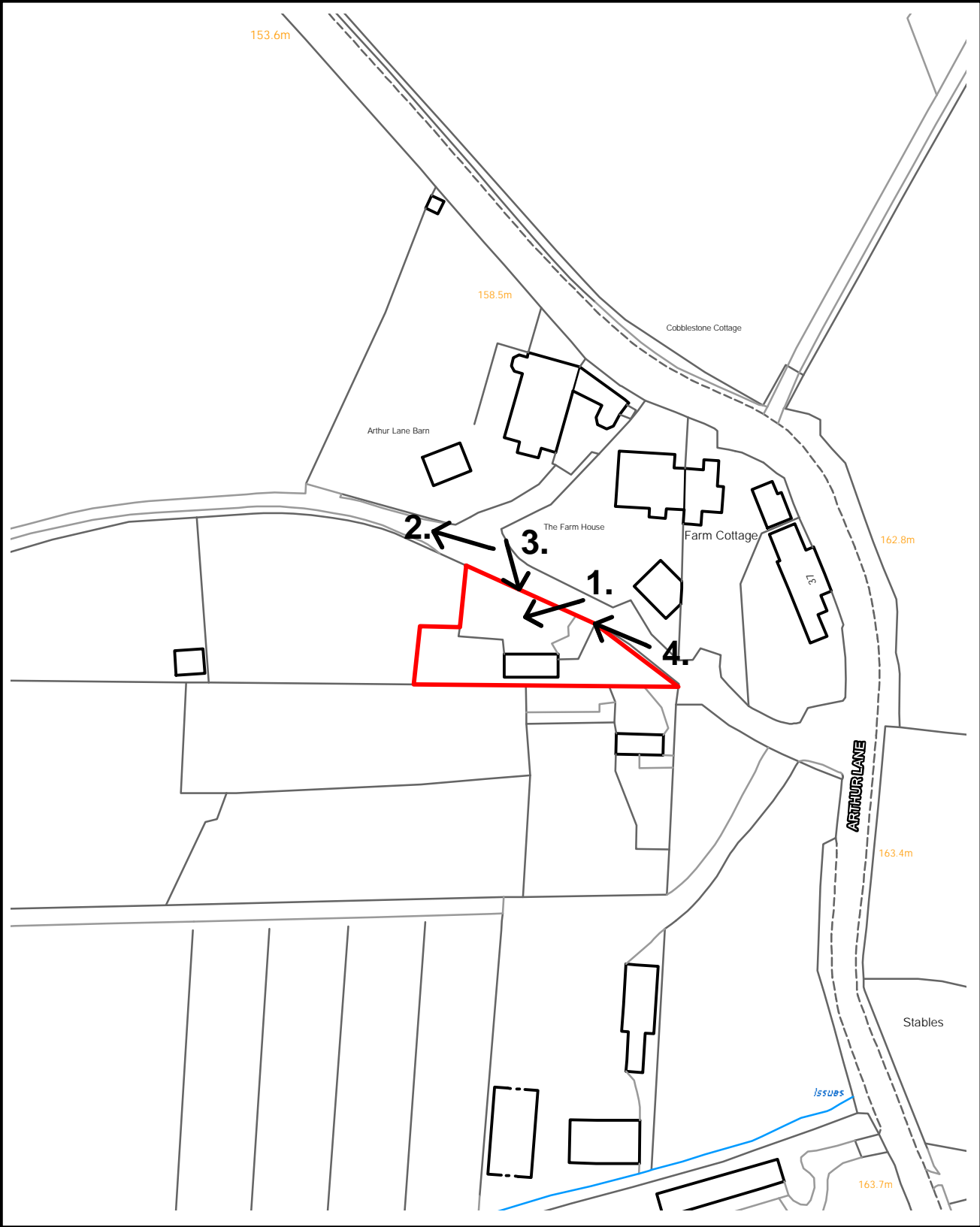
**Recommendation:** Approve with Conditions

**Conditions/ Reasons**

2. This decision relates to drawings - Existing and Proposed Site Plans; Floor Plans ref GS.230326.X and Elevations ref GS.230326.Y, submitted 23/03/2026 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.
10. Any contamination that is found or suspected during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.  
Reason. In the interests of public safety pursuant to UDP Policy EN7 - Pollution Control.
11. The development hereby permitted shall not be brought into use until the car parking indicated on the approved plans shall be surfaced, demarcated and made available for use.  
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 Car Parking and New Development of the Bury Unitary Development Plan.
12. The development hereby permitted shall not be brought into use until details of a dedicated area for the storage and management of refuse and recycling bins has been submitted to and approved in writing by the local planning authority. The approved area for the storage and management of refuse and recycling bins shall be provided before the use is commenced and shall be retained exclusively for this use thereafter.  
Reason. In order to secure appropriate refuse storage and collection pursuant to USDP Policy H2/4 Conversions.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

# Viewpoints - 72972



ADDRESS: Land at 41 Arthur Lane,  
Radcliffe, Bolton, BL2 5PR



Planning, Environmental and Regulatory Services

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72972

Photo 1



Photo 2

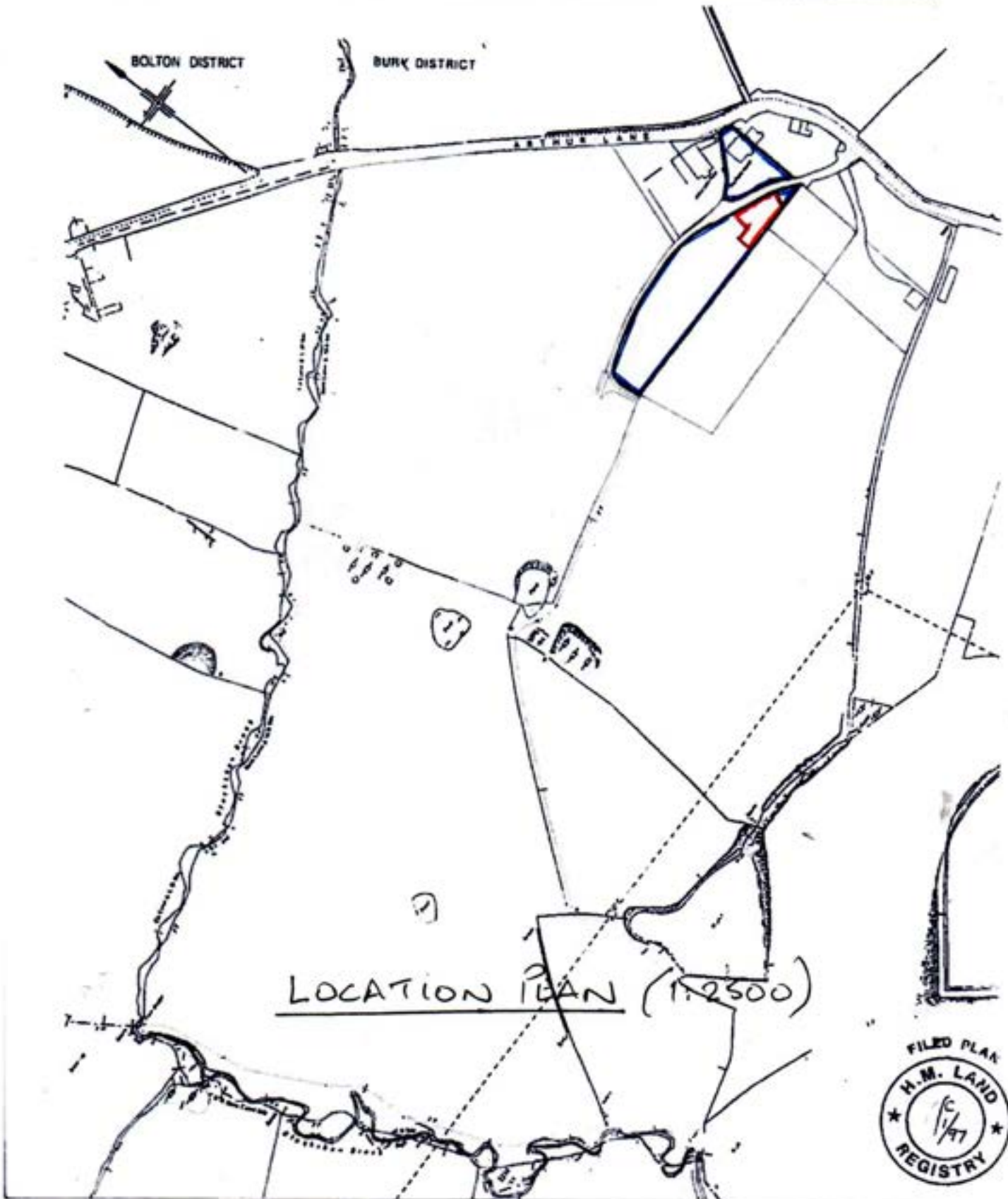


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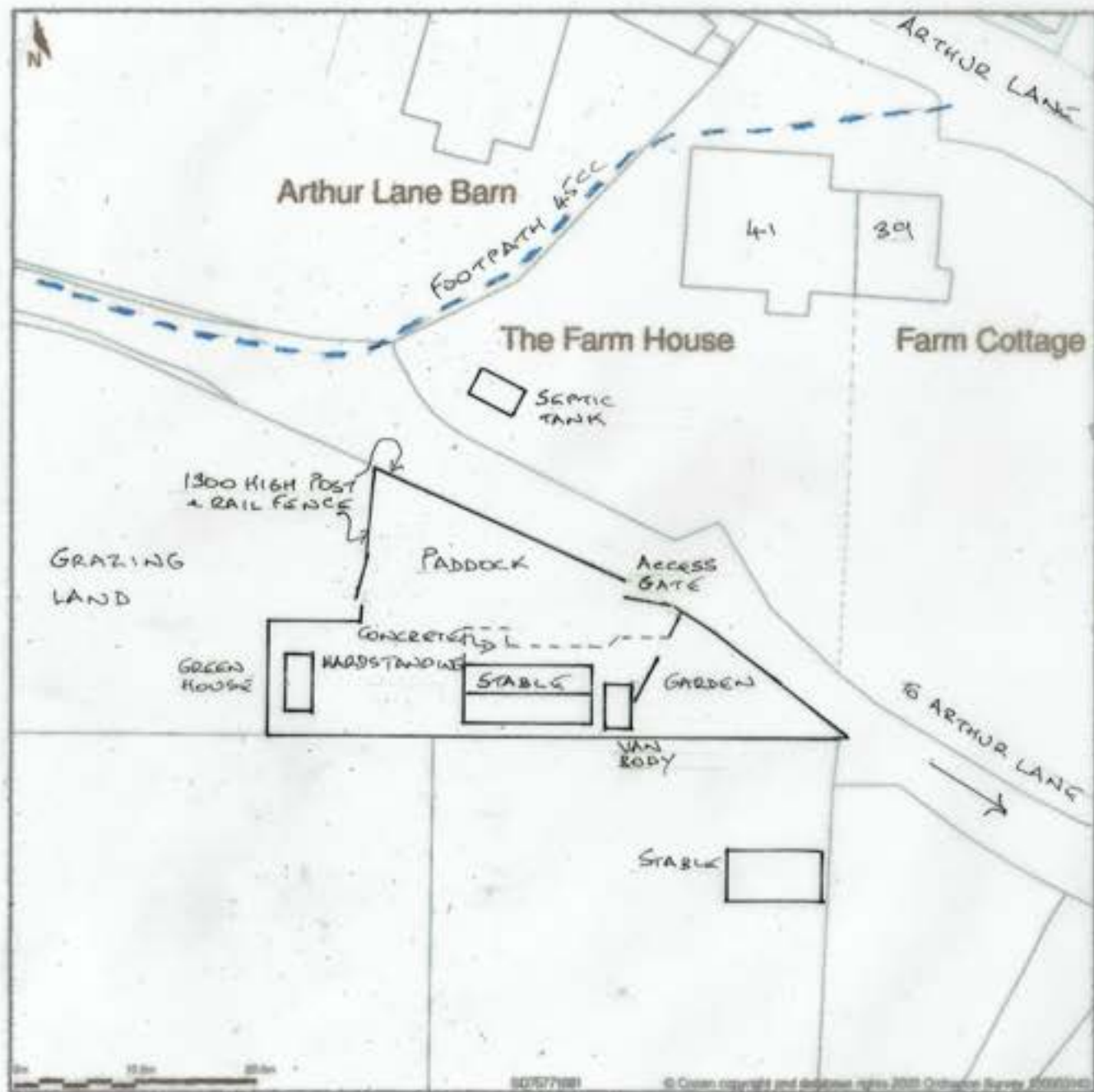
Photo 3



H.M. LAND REGISTRY		TITLE NUMBER
		<b>GM 476379</b>
ORDNANCE SURVEY PLAN REFERENCE	SD 7510	Scale 1/2500
COUNTY GREATER MANCHESTER		© Crown Copyright



41, Arthur Lane, Radcliffe, Bury, BL2 5PR



EXISTING SITE PLAN

Block Plan shows area bounded by: 375733.48, 418772.86, 379623.48, 410862.86 (at a scale of 1:500). OSGridRef: SD75771081. The representation of a wall, 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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41, Arthur Lane, Radcliffe, Bury, BL2 5PR

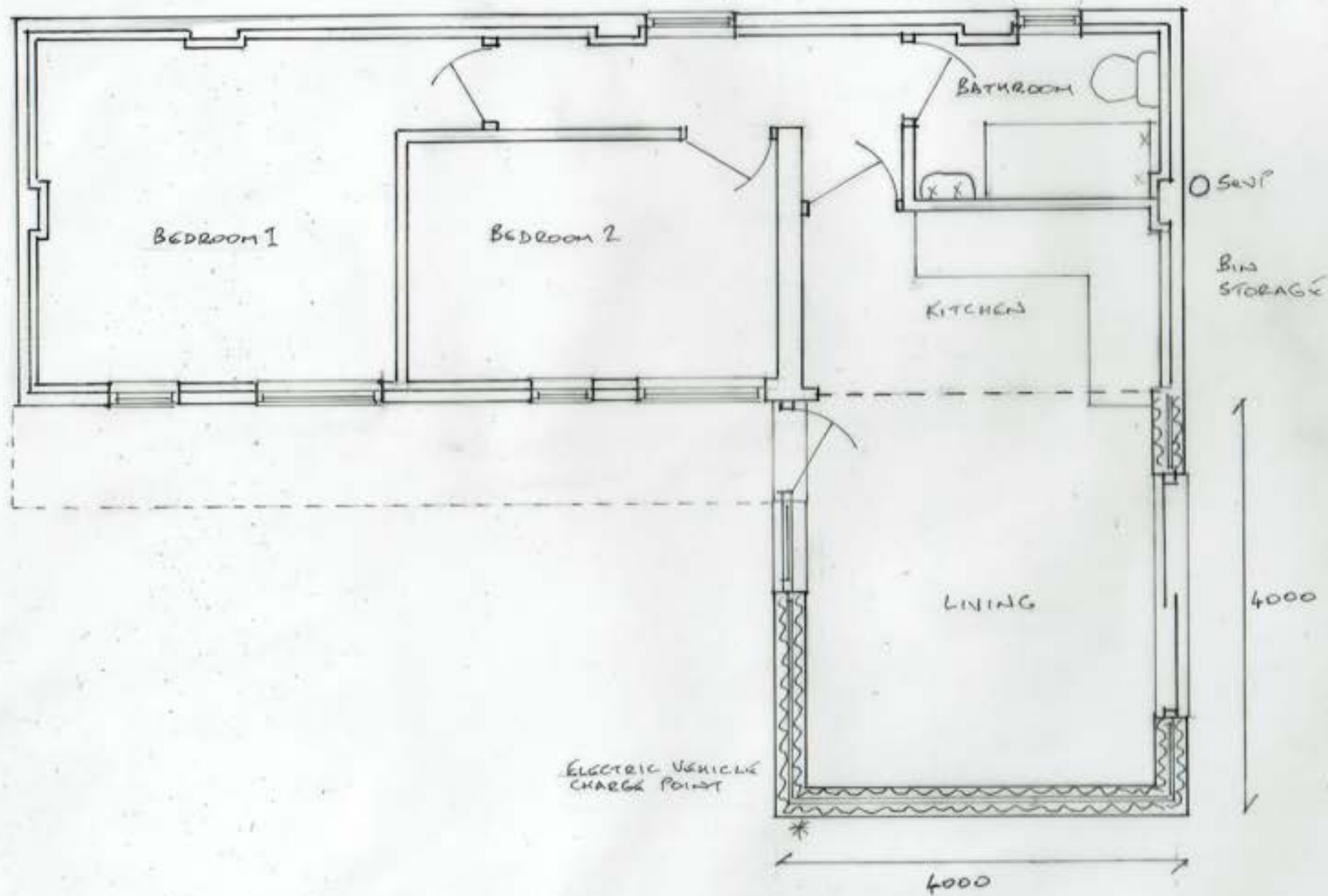


PROPOSED SITE PLAN

Block Plan shows area bounded by: 375733.48, 418772.86, 379623.48, 410862.86 (at a scale of 1:500). OSGridRef: SD75771081. The representation of a wall, 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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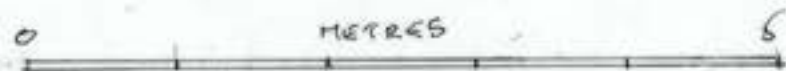
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3 PROPOSED PLAN

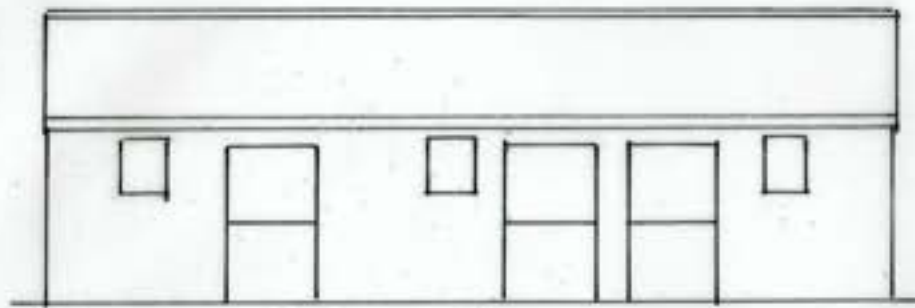
24/05/2020

20/54/02



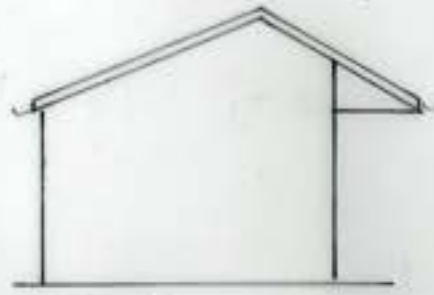
SCALE 1:50 @ A3

CONVERSION OF STABLE TO DWELLING  
41, ARTHUR LANE, AINSWORTH

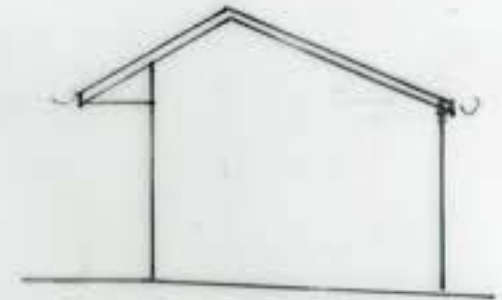


EXISTING FRONT ELEVATION

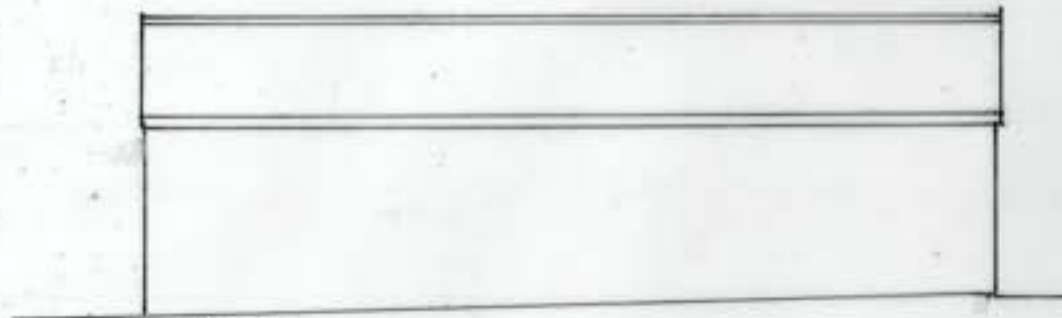
SMOOTH GREY  
CONCRETE TILES  
  
PAINTED BLOCKWORK  
  
TIMBER DOORS &  
WINDOWS



SIDE



SIDE



REAR



PROPOSED FRONT ELEVATION

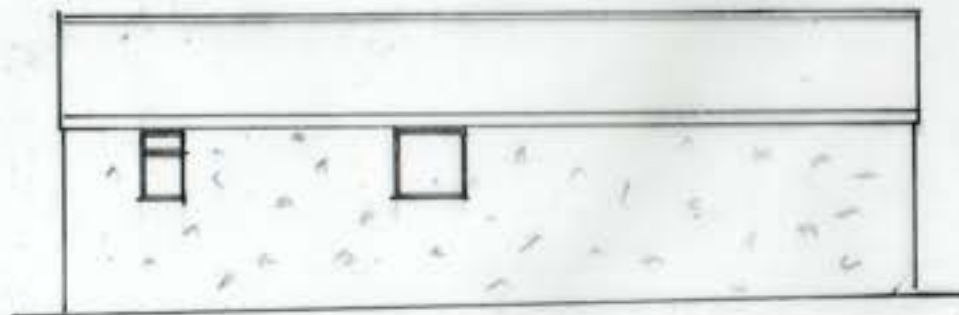
ROOF. TILES TO MATCH  
EXISTING  
  
RENDERED WALLS  
  
PAINTED TIMBER  
WINDOWS



SIDE

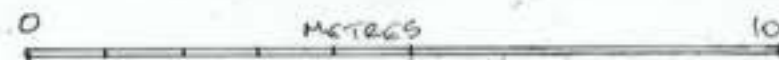


SIDE



REAR

3 ELEVATIONS



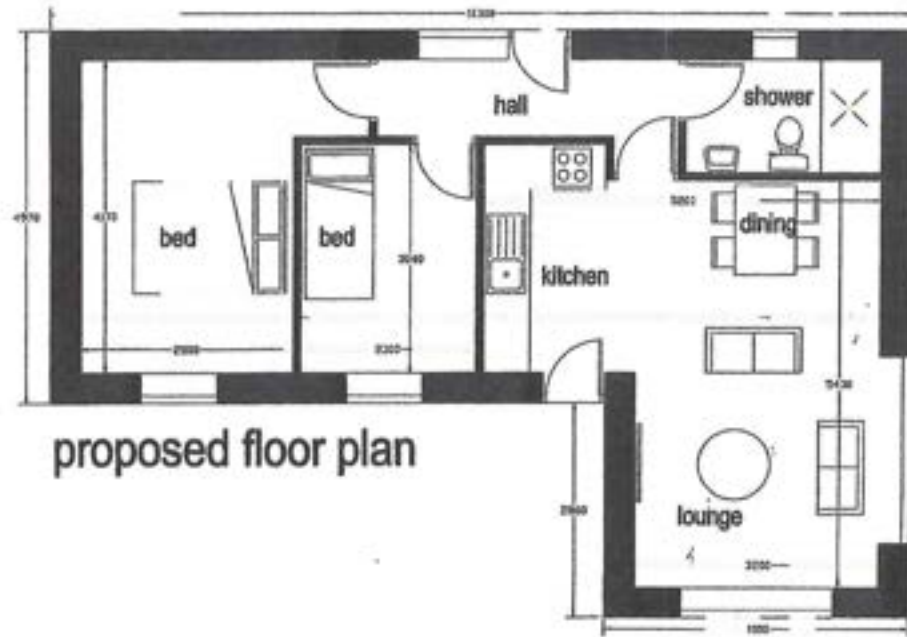
SCALE 1:100 @ A3

24/05/2020

20/541/03

CONVERSION OF STABLE TO DWELLING

41, ARTHUR LANE, AINSWORTH



FLOOR PLANS, PROPOSED VARIATION. SCALE 1:100 REF: GS.230326.X.



front - facing north

windows and doors  
to be black grey

interlocking concrete  
roof tiles - colour  
slate grey  
external wall finish  
to be K render  
colour off white



side - facing west



rear - facing south



side - facing east

### proposed elevations

PROPOSED VARIATION TO ELEV 3, SCALE 1:200 REF: GS.230326.Y