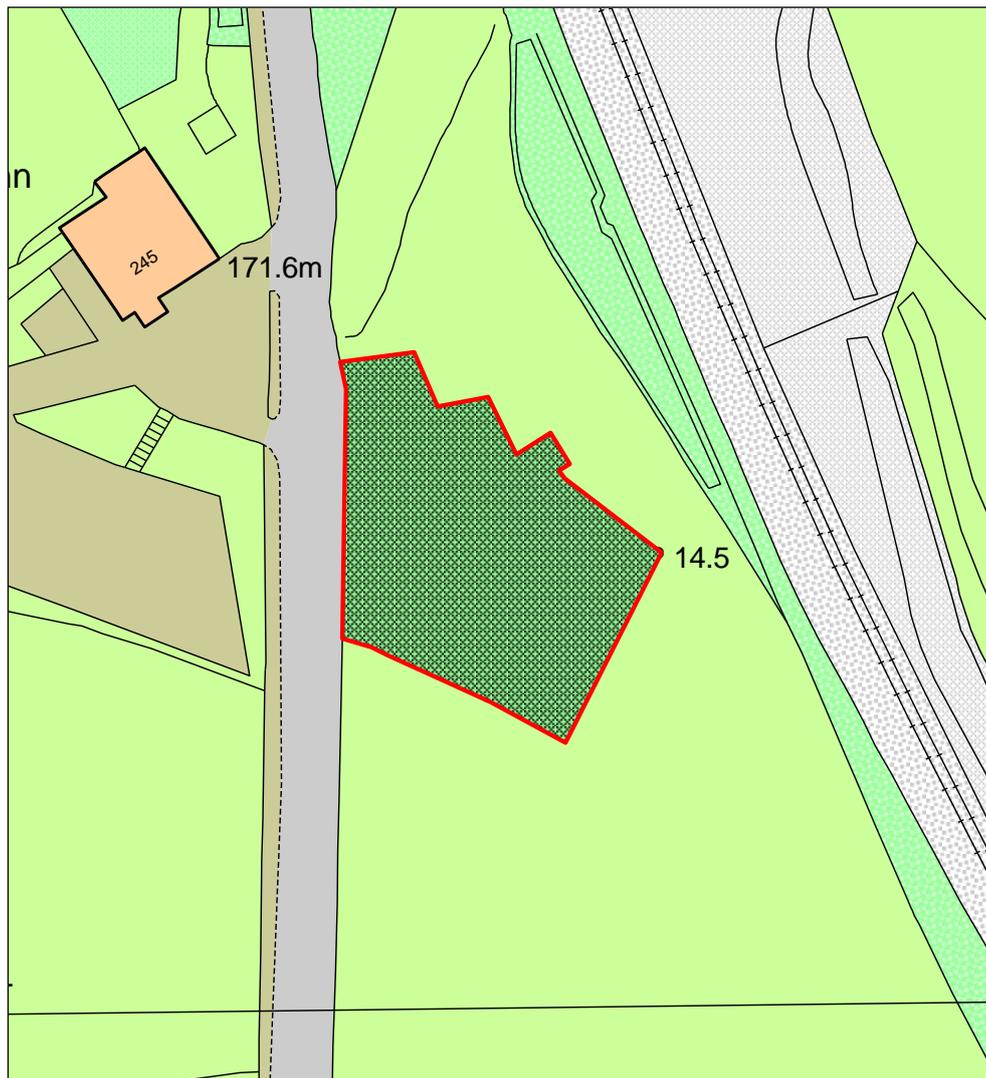


**Proposed development: Full Planning Application for Demolition of existing garages, utility room and store and erection of two storey dormer extension to provide quadruple garage, workshop, utility room and kitchen extension with additional bedroom accommodation at first floor level together with change of use of 4 m2 of land outside the curtilage of the existing garden (Green belt) to residential**

**Site address:  
230 Chapeltown Road  
Edgworth  
Bolton  
BL7 9AN**

**Applicant: Mr John Pimblett**

**Ward: West Pennine      Councillors: Colin Rigby,  
Jean Rigby,  
Julie Slater**



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 The proposed development is recommended to be granted planning permission for the reasons as stated in Paragraph 4.1.

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.1 This application is presented to the Committee in accordance with the Scheme of Delegation (Chair Referral Process), following the receipt of a letter of objection from North Turton Parish Council. A summary of the comments are provided at Paragraph 6.1 below. The proposed development has been publicised through letters to residents of adjoining properties. No other letters of objection have been received.
- 2.2 Planning permission was previously refused under delegated powers for the demolition of existing garages, utility room and store and erection of two storey dormer extension together with change of use of land outside the curtilage of the existing garden (green belt) to residential on 9<sup>th</sup> January 2020 (10/19/1086). Three reasons were given for the refusal of permission:
- *The proposed development, by virtue of its scale and massing, has an adverse effect on the visual and spatial openness of the Green Belt*
  - *The proposed development, by virtue of its scale and massing, fails to function as a secondary element to the original property*
  - *The proposed garden curtilage extension represents a detrimental impact on the visual and spatial amenity and character of the West Pennine Moors and, in conjunction with the extension proposed, represents an unacceptable loss of openness in the Green Belt*
- 2.3 A site meeting was held on 6<sup>th</sup> February, between the applicant and the planning case officer, to discuss the reasons for refusal and to consider possible ways forward. Draft plans were submitted for comment in July this year, and following some limited revisions are presented to the Planning and Highways Committee for determination.
- 2.4 The key issues to be addressed in determining this application are:
- Design and the Green Belt context
  - Ecology and Tree Considerations

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

- 3.1.1 The site of the proposed development is located in the West Pennine Moors Green Belt to the south of Chapeltown.
- 3.1.2 The dwelling is located on a hillside a little below the B6391, where the land slopes towards the Clitheroe-Manchester railway line and Jumbles Reservoir beyond. A public right of way (22 Turton) follows the line of the railway along

its eastern side about 54 metres from the dwelling. PROW 35 is located to the north of the site, running westward adjacent to the King William pub on the opposite side of the road.



Photo 1: application viewed from the rear



Photo 2: application site

- 3.1.3 The application site is characterised by surrounding rough pasture largely to the south, adjoining onto the curtilage of the dwelling and where it comes within the ownership of the applicant. The land between the property and the railway is lined with a dense screening of mature trees.
- 3.1.4 The dwelling itself is an L-shaped dormer bungalow constructed largely of render set on a dwarf red brick wall. The garages to be demolished, and the site for the new extension, are located on the north end of the dwelling.

## 3.2 Proposed Development

3.2.1 The proposal contains a number of components:

- demolition of existing garages, utility room and store;
- erection of two storey dormer extension to provide quadruple garage, workshop, utility room and kitchen extension with additional bedroom accommodation at first floor level;
- change of use of 4 m<sup>2</sup> of land outside the curtilage of the existing garden to facilitate this development.



Photo 3: application showing area where proposed development is located.

## 3.3 Development Plan

3.3.1 Blackburn with Darwen Borough Local Plan Part 2 – Site Allocations and Development Management Policies (December 2015)

- Policy 8: Development and People  
Policy 9: Development and the Environment  
Policy 10: Accessibility and Transport  
Policy 11: Design  
Policy 3: The Green Belt  
Policy 41: Landscape  
Policy 25: Residential Curtilages

3.3.2 Residential Design Guide Supplementary Planning Document Revised Edition (September 2012)

- RES E7: Rear Extensions

### **3.4 Other Material Planning Considerations**

#### **3.4.1 National Planning Policy Framework (NPPF) (July 2018):**

Section 12: Achieving Well-Designed Places

Section 13: Protecting Green Belt Land

Section 15: Conserving and Enhancing the Natural Environment

### **3.5 Assessment**

3.5.1 Design and the Green Belt Context. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open – the essential characteristics of Green Belts being their openness and permanence (NPPF Paragraph 133).

3.5.2 The Government's Planning Practice Guidance states that openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be as relevant as the volume.

3.5.3 The extension or alteration of a building is listed in the NPPF as one of the exceptions to the prohibition of new buildings in the Green Belt (Paragraph 145c), providing that it does not result in disproportionate additions over and above the size of the original building.

3.5.3 The existing garages to be demolished are joined onto, but splay away from, the existing dwelling. The garage closest to the dwelling projects approx. 8.5 metres forward of the principle elevation at an oblique angle (about 6.8 metres when measured in a straight line), with the adjoining garage projecting an additional 1.8 metres approx.. The total frontage projects away from the side of the dwelling approx. 11.5 metres.

3.5.4 The proposed kitchen/utility element of the extension is to be built against the side elevation of the existing kitchen/dining room, with the quadruple garage adjoining that. The effect is to 'square' the extension up against the host dwelling rather than to have it splaying out as at present. The extensions project forward of the principle elevation by 5.9 metres maximum (slightly behind the furthestmost point of the existing garages) and away from the side elevation of the host property by almost 13 metres.

3.5.5 The ability of the garage to house four vehicles is facilitated by its depth rather than width, and the extensions to the rear integrate with the form of the building line, the line of the kitchen being aligned with the line of the bathroom on the south side of the lounge, and the corners of the garage aligning with the rear elevation beyond the bathroom. Only the rear garage bay projects beyond the general building line – but remains subordinate to the lounge outrigger.

3.5.6 The overall footprint of the extension therefore covers a slightly wider area of ground than the existing garages. However, it is considered that the stepped

alignment of the extensions when viewed from the front presents a development more integrated into the host dwelling than the almost incongruous appearance of the garages being demolished.



**EXISTING FRONT ELEVATION  
(GARAGES SHOWN)**



**PROPOSED FRONT ELEVATION**



**EXISTING REAR ELEVATION**



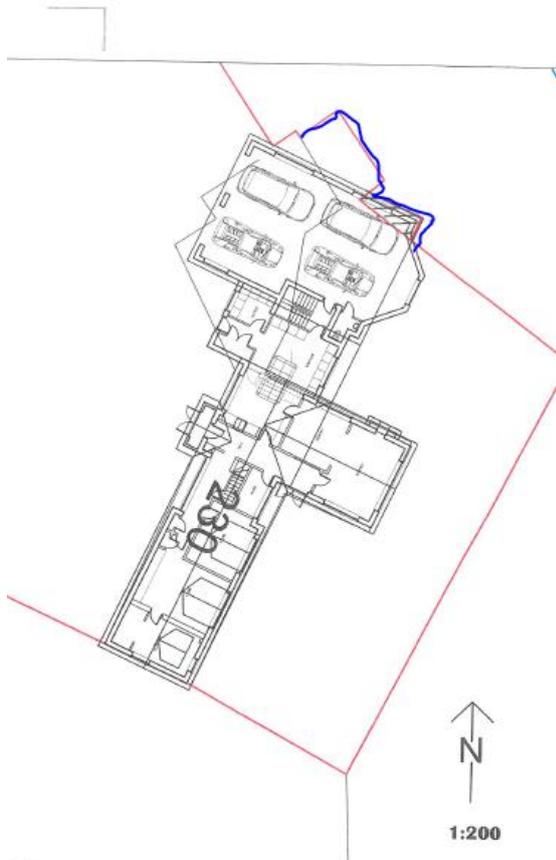
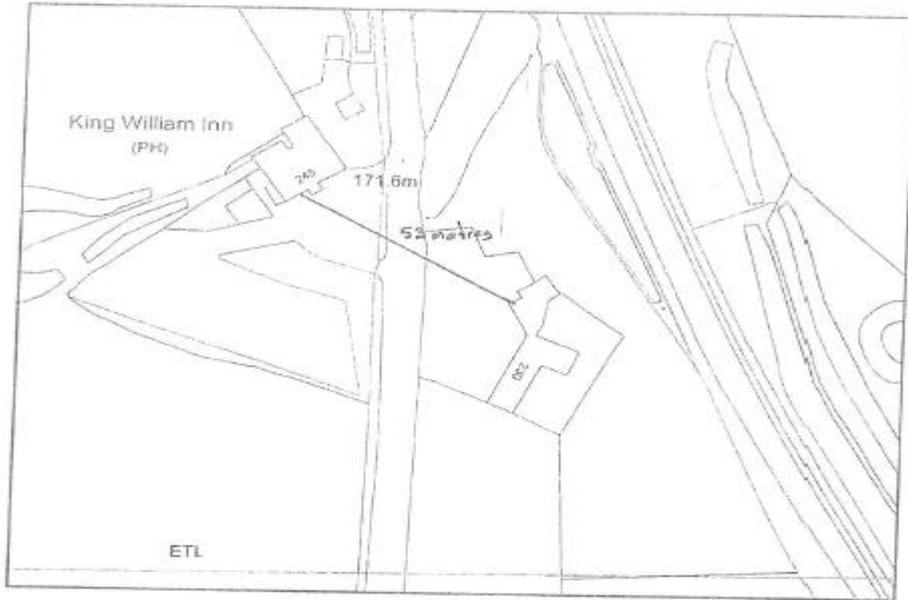
**PROPOSED REAR ELEVATION**

3.5.7 This integration is considered to be further facilitated by the form of the building to be developed. Under the proposal previously refused under

delegated powers (10/19/1086), the garage extension was to form a two-storey extension by which the dominant element of the dwelling would have shifted from the existing bungalow to the new development. The appearance of the development, particularly when viewed from the rear where the land level drops appreciably, would have been an overly dominant addition to the dwelling. The current proposal continues the existing ridgeline above the kitchen/utility block to the shaped gable roofs that allow full fenestration to serve the living space in the loft above the garage. Whilst the roof shape does not quite reflect the dual pitch form of the host dwelling, or even the lounge projection, it facilitates the extension in the loft space without the need to project above the ridgeline. In this way, when viewed from the surrounding Green Belt landscape, the extension is considered to take its place within the dwelling rather than as an imposition on it.

- 3.5.8 Members' attention is drawn to the need for the extension to the curtilage of the existing dwelling. To facilitate the development being assessed, the north-eastern corner of the garage strays outside the curtilage of the dwelling, covering approx. 4 square metres of land within the ownership of the applicant. This strip of land is located along the existing boundary wall, immediately behind a derelict building. Policy 25 of the Local Plan Part 2 states that the extension of residential curtilage will only be permitted where it does not lead to any detriment to visual amenity or to the character of the surrounding landscape.
- 3.5.9 The NPPF requires the planning authority to give 'substantial weight' to harm caused to the Green Belt. Very special circumstances to development in the Green Belt will not exist unless the potential harm by reason of inappropriateness is clearly outweighed by other considerations (Paragraph 144). The construction of new buildings is considered to be inappropriate (Paragraph 145). However, as previously indicated, the extension of a building is permitted where the scale is not disproportionate to the original.
- 3.5.10 It is considered that the new proposal, whilst not necessarily appearing as subordinate to the original property, integrates well into it and does not appear as the dominant element of the altered dwelling. In addition, in integrating well with the dwelling, it is considered to integrate into the surrounding Green Belt without causing undue harm either to the landscape itself or to views into and out of the landscape. When viewed from the rear of the property, which was of concern in the previous application, there is not the same visual impact on the openness of the Green Belt. Views from the road into the Green Belt will be changed both by the loss of the lower flat roofed garages and by the changed alignment of the extensions to the host dwelling, but views past and beyond the dwelling will largely be retained.
- 3.5.11 In terms of the encroachment on land outside the curtilage, this is the only physical impact on the integrity of the Green Belt. However, it is considered that the intrusion into land outside the curtilage is minimal, to the extent that harm to the Green Belt or the purpose for which the land is included in the Green Belt is unlikely to be accrued. The side elevation of the extension will

forms the new boundary to the curtilage, and the adjacent land beyond will remain as pasture.



**SITE PLAN (Proposed) - 230 CHAPELTOWN ROAD  
BOLTON BL7 9AN**

extended curtilage.

area highlighted in blue shows extended of

3.5.12 It is therefore considered that the proposed extension accords with both Policy 3 of the Local Plan part 2 and the provisions of the NPPF in terms of development within the Green Belt.

3.5.13 Ecology and Tree Considerations. The NPPF requires development to ensure new development minimises the impacts on biodiversity (Paragraph 170), with Local Plan 2 Policy 9 requiring proposals to secure the well-being of protected species and their habitats. The proposals are considered to accord with these requirements.

3.5.14 The Ecology Report is considered to have used reasonable effort to inspect the structures internally and externally for the presence of bats and the likelihood that bats would use the structure at other times for roosting. The building inspection found no evidence of recent or historic usage of bats. The principal structure (the house) and the garages, whilst supporting some potential features for roosting, were closely inspected and discounted at the current time from any potential for roosting activity. It was concluded that the structures on site offered negligible potential for roosting bats at other times. A number of conditions are suggested to ensure protection of species and their habitats should the application be approved. These can be found at 4.1 below.

3.5.15 The applicant has also submitted a detailed tree survey that grades the trees in accordance with the BS 5837.

3.5.16 The important trees on the adjacent land are the Oak trees within W1 which are approximately 15m from the boundary site and not in the ownership of the applicant. The Root Protection Area of these trees is 6m. There are therefore no real concerns about any impact. There is also a B cat tree, T1 Ash, that is also unlikely to be impacted upon. It may well be that a small ornamental Magnolia, T2, is to be removed but it is very low grade so no concerns there either.

## 4.0 RECOMMENDATION

4.1 It is recommended that the Planning and Highways Committee **approve** the application subject to conditions which relate to the following matters:

- Development to commence within 3 years
- Materials to match those used in the original dwelling
- Recommendations of the Ecology Report to be implemented

## 5.0 PLANNING HISTORY

5.1 10/19/1086 - Demolition of existing garages, utility room and store and erection of two storey dormer extension together with change of use of land outside the curtilage of the existing garden (Green belt) to residential. Refused under delegated powers 9<sup>th</sup> January 2020.

## **6.0 CONSULTATIONS**

- 6.1 Two neighbouring properties were consulted. No comments have been received.
- 6.2 North Turton Parish Council. The objections can be summarised as follows:
- Over-development of the site;
  - Unacceptable encroachment into the Green Belt.
- 6.3 Arboricultural Officer. The applicant has submitted a detailed tree survey that grades the trees in accordance with the BS 5837. The important trees on the adjacent land are the Oak trees within W1 which are approximately 15m from the boundary site and not in the ownership of the applicant. The RPA of these trees is 6m therefore, I have no real concerns about any impact. There is also a B cat tree, T1 Ash, that is also unlikely to be impacted upon. It may well be that a small ornamental Magnolia, T2, is to be removed but it is very low grade so no concerns there. I have no objection to the proposals from a tree point of view.

**7.0 CONTACT OFFICER: John Wilson, Planner Tel: 01254 585585**

**8.0 DATE PREPARED: 25<sup>th</sup> September 2020**

## **9.0 SUMMARY OF REPRESENTATIONS**

Objection from Glenys Syddall, Clerk to North Turton Parish Council, Rec 12.08.20

North Turton Parish Council objects to application 10/20/0720 for development at 230 Chapeltown Road, Turton on the grounds that it is an over-development of the site and is an unacceptable encroachment into the Green Belt.

Glenys Syddall  
Clerk to North Turton Parish Council