

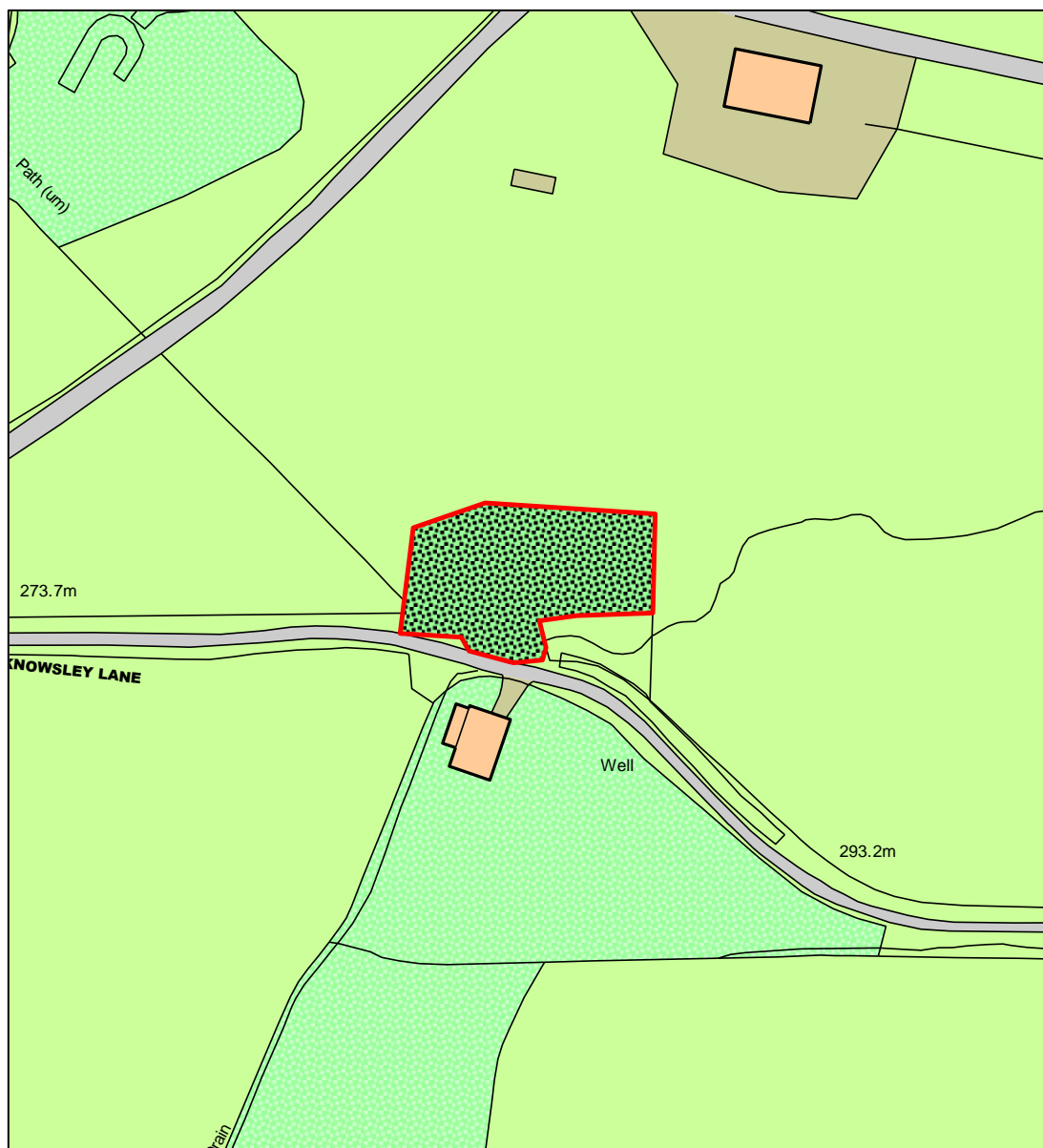
Proposed Development: Variation of Condition Nos 2 "approved drawings" and 3 "materials" pursuant to planning application 10/20/1015 "Proposed single and double storey side and rear extensions and associated site works "vary approved drawings to include new external balcony"

Site Address: Knowsley Farm, Knowsley Lane, Edgworth, Bolton, BL7 0JH

Applicant: Mrs Claire Forty

Ward: West Pennine

**Councillor Jean Rigby
Councillor Julie Slater
Councillor Neil Slater**



1.0 SUMMARY OF RECOMMENDATION

1.1 The proposed development is recommended to be granted planning permission, subject to the conditions detailed in Section 5.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is presented to the Planning and Highways Committee, in accordance with the Council's scheme of delegation, and given that an objection has been received from North Turton Parish Council on the grounds of overdevelopment.

2.2 The proposed development has been publicised through letters to residents of the nearest 2 adjacent properties, on 4th October 2022. A site notice was also displayed at the site access point, on 17th October 2022. No public comments have been received for the application so far. Should any be received ahead of the committee meeting, they will be presented as part of an Update Report.

2.3 The Council's development plan supports new householder development and associated works, provided they constitute sustainable development and accord with the development plan when taken as a whole.

2.4 This application is made under Section 73 of the Town and Country Planning Act (1990) and involves the variation of two conditions imposed on application 10/20/1015, which was approved under delegated powers on the 17th December 2020. The revised proposals would deliver a first floor balcony feature, which would adjoin an already built two-storey rear extension. The balcony would have a frame constructed from green oak with a glazed balustrade proposed to three sides.

2.5 On balance, the proposals would be satisfactory from a technical point of view, with all issues having been addressed through the application process or capable of being controlled or mitigated through appropriately worded planning conditions.

2.6 The key issues to be addressed in determining this application are follows;

- Assessing any design and visual amenity impacts
- Safeguarded the residential amenities of the immediate neighbours

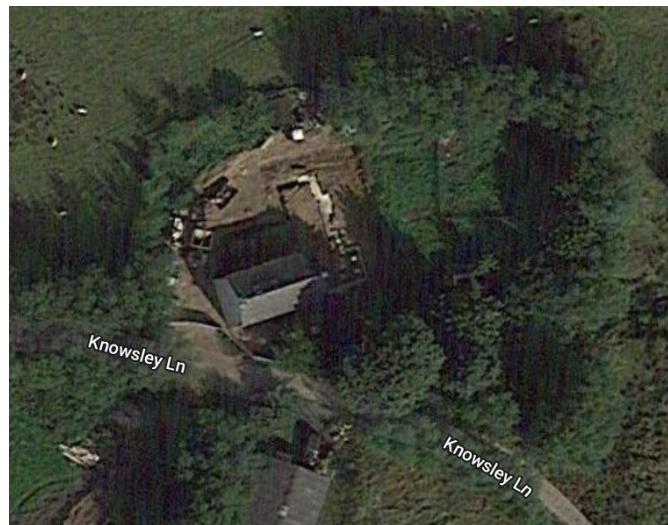
3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is a two-storey detached dwelling located to the north of the village of Edgworth, within an allocated Countryside Area. The dwelling has natural stone elevations, a slate roof, cream uPVC doors and windows, and garden areas to all four sides. The building was originally of a traditional farmhouse construction and it has been recently subject to a range of

alterations and modifications, under application 10/20/1015. Fields surround to all sides with an agricultural building positioned nearby to the south.

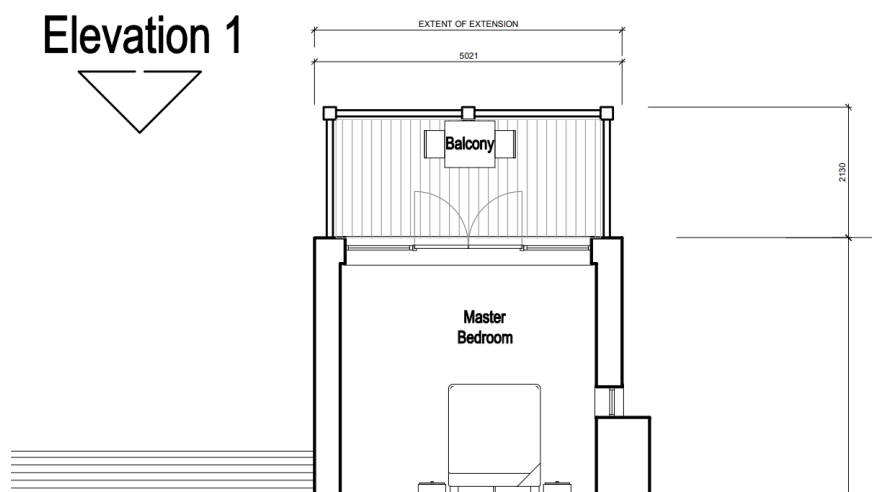
Figure One – Satellite image of the site



3.2 Proposed Development

3.2.1 As detailed above, this planning application seeks to vary two conditions (Conditions 2 and 3) imposed on a previous application, which involved – *Proposed single and double storey side and rear extensions and associated site works*. The development involves the erection of a first floor balcony feature to the rear (north) elevation of the dwelling. A pair of hinged doors have also been installed for access purposes.

Figure Two – Part Proposed First Floor Plan



3.2.2 The proposed balcony would be suspended 2.6m above the garden level. It would have a platform area of circa 10.5m square meters. A glazed balustrade 1.2m in height would be installed enclosing three sides of the platform, which would be supported by timber upright posts. Green oak would be used to construct the frame with arched timber detailing proposed within the frame

corners. A stone dwarf wall would also be constructed beneath the platform forming a ground level veranda feature.

Figure Three – Proposed North and West Elevation Plans



3.3 Case Officer Site Photos



3.4 Development Plan

3.4.1 Local Plan Part 2 (2015):

- Policy 8: Development and People
- Policy 11: Design

3.4.2 Residential Design Guide Supplementary Planning Documents (SPD) (2012)

- Policy RES E5: Over-development
- Policy RES E20: Balconies, Terraces and Raised Platforms

4.0 ASSESSMENT

4.1 Design and Visual Amenity

- 4.1.1 The site is positioned within an open rural landscape and the dwelling is a standalone feature architecturally. In general terms, Policy 11 requires all development proposals to represent a good standard of design through demonstrating an understanding of the site's wider context and making a positive contribution to visual amenity.
- 4.1.2 As detailed above, the dwelling has recently been subject to a range relatively extensive works to enlarge and modify it, under application 10/20/1015. Those works involved the erection of a two-storey rear projection with an open glazing arrangement, as shown above in Section 3.3. The rear elevation has also been opened up with glazing, which provides a modern and contemporary appearance.
- 4.1.3 The proposed balcony would affix to the two-storey projection. It would be constructed from green oak timbers, which would appropriately correspond with the style of the modified dwelling alongside the character of the wider locality. The use of a glazed balustrade would also be acceptable in the context of this development and site. Installation of that feature would therefore have no harmful impacts upon the character or appearance of the dwelling.
- 4.1.4 Concerns have been raised by the Parish Council on the grounds of overdevelopment. However, the parameters of such an outcome are restricted by Policy RES E5. Householder developments must enable properties to function without impacting on neighbouring properties and infrastructure in the surrounding area. Servicing requirements must also be retained in terms of bin storage, car parking and the general use of outdoor space. The proposed balcony does not conflict with those existing arrangements in any way and there is no material conflict with the requirements of Policy RES E5. Therefore, no overdevelopment would occur as a result of installing a balcony and the proposals are acceptable in that respect.
- 4.1.5 The external construction materials used for the development have already been discharged under applications 10/21/1040 and 10/22/0225. It is therefore recommended that an amended version of Condition 3 (now Condition 2) is imposed on this consent alongside revisions to the plan numbers as part of Condition 2 (now Condition 1). Subject to compliance with those conditions, the proposed development would be acceptable with reference to design and visual amenity, in accordance with Policy 11.

4.2 Residential Amenity

- 4.2.1 The surrounding land uses are exclusively non-residential and there are no dwellings within a near proximity. Policy 8 states that all development proposals must secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, with reference to

privacy/overlooking, and the general relationship between buildings. In addition, Policy RES E20 states that balconies must not create an unacceptable level of overlooking on surrounding properties.

4.2.2 The dwelling is a relatively isolated rural property with no immediate neighbours. On that basis, no unacceptable levels of overlooking would be caused for the nearest surrounding neighbours, As proposed, the development is thus acceptable with reference to residential amenity, in accordance with Policy 8 together with the guidance of the Design SPD.

4.3 Summary

4.3.1 This application is made under Section 73 of the Town and Country Planning Act (1990) and involves the variation of two conditions imposed on application 10/20/1015 in order to install a first floor balcony. For clarity, it is recommended that Conditions 1 and 5 be removed from the permission as they are no longer relevant given that works have already commenced within the prescribed dates. Subject to appropriate conditions, the proposed development would be acceptable on all the relevant planning grounds, in accordance with the policies and guidance note detailed in Section 3.4.

4.3.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Subject to appropriate conditions, the proposals would be acceptable in terms of design and visual amenity, and residential amenity. The proposed development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

5.0 **RECOMMENDATION:**

Delegated authority is given to the Strategic Director of Growth and Development to approve planning permission, subject to the following conditions;

5.1 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan (1:1250), PL/07, PL/08, PL/09 and PL/10.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

5.2 Construction of the development hereby approved shall proceed in strict accordance with all the details approved under applications 10/21/1040 and 10/22/0225. The balcony to be installed shall be constructed green oak timbers and glazed balustrade panels. Those materials shall not be varied without the prior written consent of the Local Planning Authority.

REASON: In order to clarify the terms of this consent, in the interests of the visual amenity, and to comply with the requirements of Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2.

- 5.3 The development shall proceed in strict accordance with all of the recommendations and proposed biodiversity net gain measures detailed in the Preliminary Bat Roost Assessment Report (Knowsley Farm, Knowsley Lane, Edgworth, Bolton, BL7 0JH) by Dave Anderson of 21st August 2020.

REASON: In order to minimise the developments impacts on local bat populations, to contribute to ecological net gains, and to comply with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

6.0 PLANNING HISTORY

- 6.1 10/22/0225 – Discharge Condition No.3 "materials" pursuant to planning application 10/20/1015 – Condition discharged – April 2022.
- 6.2 10/21/1040 – Discharge Condition No.3 "materials" pursuant to planning application 10/20/1015 – Condition part-discharged – December 2021.
- 6.3 10/20/1015 – Proposed single and double storey side and rear extensions and associated site works – Approved, with conditions – December 2020.

7.0 CONSULTATIONS

- 7.1 North Turton Parish Council – We object to application 10/22/0942 Variation of condition 2 (approved drawings) and 3 (materials) in relation to 10/20/1015 for single and double storey side & rear extensions at Knowsley Farm, Knowsley Lane, Turton – variation to include a balcony on the grounds the site is already overdeveloped and the addition of a balcony exacerbates this.
- 7.2 Ward Cllrs
- 7.3 No public responses have been received

8.0 CONTACT OFFICER: Christian Barton – Planning Officer

9.0 DATE PREPARED: 1st December 2022

10.0 SUMMARY OF REPRESENTATIONS – None received.