

Proposed development: Full Planning Application for Demolition of existing detached garage and replacement with proposed two storey extension, incorporating recessed first floor terrace area, and first floor link

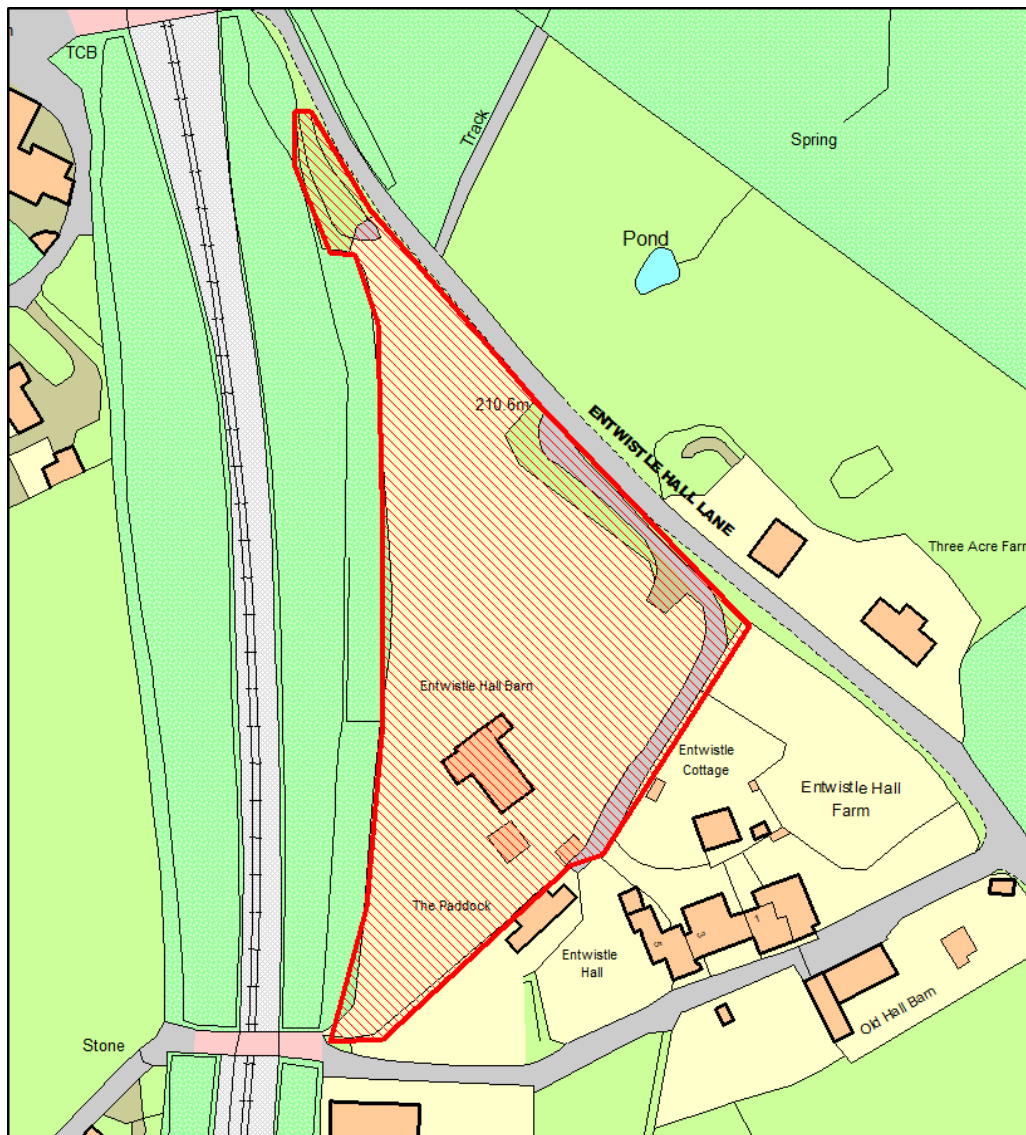
Site Address:

**Entwistle Hall Barn
Entwistle Hall Lane
Edgworth
Bolton
BL7 0LR**

Applicant: Mr. & Mrs. Schofield

Ward: West Pennine

**Councillors: Jean Rigby
Julie Slater
Neil Slater**



1.0 SUMMARY OF RECOMMENDATION

1.1 **APPROVE** – subject to the conditions set out within section 4 of this report

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is before the Planning and Highways Committee, in accordance with the Scheme of Delegation, due to the receipt of public objections.

2.2 Assessment of the application finds that the proposal is consistent with Green Belt policy. It is also acceptable in terms of its size, scale and appearance, and would not unacceptably compromise residential amenity standards. The proposal therefore complies with the relevant development plan policies. Therefore, in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF), the proposal is considered acceptable subject to the suggested conditions.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site relates to a detached two storey residential barn conversion. It is located within a substantial plot, off Entwistle Hall Lane, and within the Green Belt.

3.1.2 The property has coursed stone walling, with natural dark grey slate roofing. Earlier extensions include the detached garage on the site of the current application and a contemporary addition to the north elevation, which replaced an earlier piggery structure.



Fig 1: Images of existing property

3.1.3 The site is adjoined to the south by the rear wall of the closest neighbouring residential property, 'The Paddock' (referred to as Delphfields in the public objection). Beyond is the Listed 'Entwistle Hall', which has been subdivided in to four residential properties. A further Listed building, 'Entwistle Cottage' is also located to the south of the site.



Fig 2: Plan showing relationship with neighbouring properties (Listed properties are speckled)

3.2 Proposed Development

3.2.1 The proposal seeks to demolish the existing detached garage and erect a two-storey contemporary extension on the same footprint. The extension will be connected to the main dwelling via a first floor structural contemporary glazed link. The ground floor of the extension would be accessed from the front (east elevation) and is to provide access to a dog washing area and a gym. The first floor is to be cantilevered overhanging the east side of the ground floor, which would facilitate a master suite, dressing area, en-suite and terrace area.

3.2.2 The proposed extension will be contemporary in its design and will have a pitched roof design that would be circa 500mm lower than the ridge height of the host dwelling. The extension will be set back from the principle build line of the main dwelling.

3.2.3 With regards to the material finishes, the proposed extension incorporates large expanses of glazing within the front and rear elevations. Walling will be faced with random sized coursed natural stone and timber cladding; with the roof finished in dark grey zinc roofing. The proposed windows will be dark

3.2 Development Plan

3.3.1 Section 38 (6) of the Planning and Compulsory Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.3 Core Strategy:

- CS16 – Form and Design of New Development

3.3.4 Local Plan Part 2

- Policy 3: The Green Belt
- Policy 7: Sustainable and Viable Development
- Policy 8: Development and People
- Policy 9: Development and the Environment
- Policy 10: Accessibility and Transport
- Policy 11: Design
- Policy 39: Heritage
- Policy 41: Landscape

3.4 Other Material Planning Considerations

3.4.1 Residential Design Guide Supplementary Planning Document

This document provides targeted advice to ensure high quality new homes. It aims to ensure that new development reflects the individual and collective character of areas of the Borough and promotes high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity. The following policies are of particular relevance;

- RES E1: Materials
- RES E2: 45 Degree Rule
- RES E3: Separation Distances
- RES E9: Two Storey Side Extensions

3.4.2 National Planning Policy Framework (NPPF) (2023)

3.5 Assessment

3.5.1 Principle of Development:

The site is located in an area designated as Green Belt within the adopted local development plan. Policy 3 of the Local Plan accords with the guidance provided within paragraphs 147 to 149 of the National Planning Policy Framework (NPPF) that the construction of new buildings within the green belt is inappropriate development, unless one of a number of defined exceptions are met. One such exception is “*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling*”.

3.5.2 The Council’s policies do not prescribe what amounts to a disproportionate addition. A sizeable increase in volume may be appropriate for one site, but not appropriate for another, subject to the individual site characteristics. In accordance with Planning Practice Guidance, this necessitates an assessment of the potential impacts to be carried out in two parts; spatial and visual.

3.5.3 The submitted Planning Statement provides context in relation to the position and volumes of the previous additions to the host property, which informs the spatial assessment. The following table sets out the volume calculations for the original dwelling and the proposal:

Volume of Original Dwelling (m3)	Total volume following restoration and refurbishment (m3)	% difference between the original building and proposed dwelling (volume)
Original Dwelling = 824 m ³	Total Volume of original dwelling and extension following planning permission 10/15/0467 = 949m ³	15% increase
Original Dwelling including Garage = 988m ³	Total volume of original dwelling adding 10/15/0467 and the proposed extension = 1,375 m ³	39% increase

3.5.4 The increase in volume from the original dwelling to the proposed when also including the previously approved (and built) extension (ref: 10/15/0647) is 39%, which represents just over a third greater in volume than the original built form on site.

3.5.5 In relation to the visual impact the assessment must also consider the characteristics of the site itself. The development would be visually contained, not being readily visible from public vantage points / key viewpoints in the

immediate area. Therefore, from a visual standpoint the development would have limited impact on spatial qualities of Green Belt openness and how this is currently perceived. Thus, on balance, compliance with Policy 3 is achieved.

3.5.6 Design and Appearance:

Policy 11 requires all new development to present a good standard of design; demonstrating an understanding of the wider context and making a positive contribution to the locality.

3.5.7 The existing property was formed through a residential conversion of a 19th century barn structure, approved under 10/84/0836. The original element is of traditional construction, incorporating course stone walling and slate covered pitched roofing. Both the principle elevation and rear elevation include a large feature window detail within the former cart opening. The property has also been extended by way of the existing detached garage that is the subject of this application and a contemporary addition to the north elevation. This element replaced an earlier piggery structure and broadly replicates its form, though the use of large expanses of glazing and flat roof element to the rear provide for a contemporary appearance.

3.5.8 The existing single storey garage structure that is to be removed effectively has the same as the new extension; 6.65 (L) x 7.1m (W) whereas the proposed utility space and gym portion shall be 7(L) x 6.6m (W). At first floor level the proposed shall project 4.7m beyond the ground floor stone clad section of the building, providing shelter for cars below and amplifying views towards the main road which are attractive, with the added benefit of passive surveillance of visitors. The amended proposal now provides for a ridge line circa 500mm lower than the host property.

3.5.9 The submitted Design and Access Statement advises;

“The first floor glazed link bridge is ideally situated along the existing landing, removing existing wardrobe space to one bedroom whilst utilising an existing window opening. The glazed link provides a clear distinction between the historic barn and the new accommodation, bringing the contemporary flavours of application 10/15/0647.

The main roof and first floor ‘mansard’ type walls are proposed to be clad in quartz coloured zinc, tying in with the existing slate tones but delineating clearly the recent addition from the more historic barn”.

3.5.10 The design is completed through the use of stone walling to the ground floor and large recessed glazing to the east and west elevations, which give way to balcony areas.



Fig 4: Computer Generated Images of East elevation

3.5.11 When appraising the proposal the presence of the existing contemporary addition, as approved under 10/15/0647, is an important consideration. The large expanses of glazing are replicated within the current proposal, as is the use of matching stonework present within the original barn structure. This approach correlates with policy RES E1: Materials, which requires residential extensions to match the materials used in the existing property.

3.5.12 The design approach also accords with the guidance within Policy RES E9: Two Storey Side Extensions. Part (i) requires that the extension does not form an obtrusive feature on the street scene. Given the large domestic curtilage, topography and screening from vegetation the host property and the proposed extension are not readily visible from 'the street scene' and thus cannot be considered to be obtrusive. Part (ii) requires the general front build line of the host building to be respected. Compliance is achieved given the substantial set back proposed. Finally, part (iii) requires roof design to be integrated with the existing property, by either extending the original pitch roof, or through the use of a pitched roof on the extension itself. Roofline must be secondary to the original property. Following the receipt of amended details, which provides for a lowered ridge line, compliance is achieved.

3.5.13 The proposal includes the use of powder coated zinc cladding, with profiled seams, as the roofing material. In isolation this element is not consistent with

the SPD policies as it is not an existing material. However, the proposal does evoke the use of metal sheet roofing that is a common feature in rural settings. Its use also provides for a contemporary form that balances the existing contemporary addition to the north elevation. This is considered to be adequate mitigation to support the overall design, despite the apparent conflict with Policy RES E1

3.5.14 Heritage:

The main issue from a heritage viewpoint is whether the proposal would harm the contribution made by the significance of the nearby Grade II listed buildings; which should be regarded as being of high significance. The public objections, in part, reference adverse impacts upon the listed properties neighbouring the site.

3.5.15 Following consultation with the Council's heritage advisor the heritage impacts are summarised as follows;

In relation to setting, Historic England's advice is contained in its Planning Note 3 (second edition) entitled The Setting of Heritage Assets. This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas, which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.

On viewing the site and completing map regression, it is evident that the listed buildings and the proposal site are historically connected. In addition, the proposal site and only Entwistle Cottage are visually connected, however; I note that visually, the views are limited.

The group of listed buildings are located to the southeast of the proposal site; from the proposal site the ground to the southeast drop away slightly to lower ground. When looking southeast from the proposal site, the view is thickly screened by tall wall of established hedgerows and trees, and as such, there are no views of most of the listed buildings and as noted above, limited visual connection from the proposal site to the listed Entwistle Cottage. Only the north facing roof slope and the west-facing gable of Entwistle Cottage can be glimpsed through a small gap between the hedgerows, close to the stone outbuilding. However, it is unlikely the proposed extension will be viewed in the same context as the listed building.

Additionally, Entwistle Hall Barn has changed substantially over time, with a range of modern interventions including a large contemporary, projecting double height extension, which to some extent has eroded some of the contribution that this site may provide to the historic setting.

3.5.16 Whilst the design of the proposed extension is contemporary, in its materials it reflects elements of those found in farm environments, with a mix of natural

coursed stone, timber and zinc roofing. As long as the stone reflects the stone used on the buildings on the wider site, which can be controlled by a suitably worded planning condition, it is considered that the proposed works will not result in any substantive harm to the contribution made by the existing setting to the nearby listed buildings.

3.5.17 The proposal is therefore considered to be compliant with Local Plan policy 33 and the NPPF

3.5.18 Residential Amenity:

Policy 8 (part ii) advises that development will be supported providing satisfactory levels of amenity are secured for future occupants and neighbours, with reference to matters including; noise, vibration, light, privacy/overlooking, and the relationship between buildings.

3.5.19 A number of the public objections cite loss of amenity as a consequence of overlooking, loss of privacy, dominance and disturbance during the construction process. The objections are set out within section 9 of this report.

3.5.20 The proposal provides bi-folding doors within the ground floor of the southern elevation, which faces towards the neighbouring properties. However, this element faces the rear wall of the 'the Paddock / Delphfields' property which is a blank wall. Existing boundary treatment also provides screening and no obvious loss of amenity would ensue from this element.

3.5.21 The proposal also provides for large glazed areas and recessed balcony features within the first floor of the east and west elevations. Despite the concerns raised by neighbouring residents, the oblique angle would prevent direct overlooking of the properties to the immediate south. Furthermore, the separation distances to the properties to the south east would also ensure compliance with the distances prescribed within SPD policy RES E3, as well as complying with the 45 degree assessment necessitated by Policy RES E2. Despite mature vegetation there would be some potential for views towards neighbouring garden areas. These views are not pronounced and would be no greater than the relationship that already exists between the adjoined properties within the sub-divided Entwistle Hall, for example

3.5.22 The public objections also cite concerns regarding noise and disturbance during the construction process. Although it is acknowledged that there would be some disturbance, there are external controls under statutory noise nuisance legislation that would help preserve residential amenity standards.

3.5.23 Thus, on balance, compliance with Policy 8 and the relevant SPD policies is achieved.

3.5.24 Ecology:

Policy 9 (parts 6 to 9) advises that development likely to damage or destroy habitats or harm species of international or national importance will not be permitted.

3.5.25 The application is supplemented by a bat survey report, which included desk studies, internal inspection and emergence surveys. All potential roosting features present were able to be comprehensively inspected.

3.5.26 The report concludes that building B1 (the existing garage) was subject to three nocturnal bat surveys following the preliminary bat roost assessment of the building which classified the building as having high bat roost potential. Very low- low bat activity was recorded during the bat surveys and no bats were seen to emerge or re-enter the building. Therefore, it is considered that bats are not using the building as a roost at the time of the surveys. The building also provides opportunities for nesting birds. It is therefore concluded that the following matters will need to be addressed via planning condition;

- Building works should not be undertaken during the bird breeding season (between 1 March and 31 August) or a nesting bird check will be required by a suitably experienced ecologist.

3.5.27 In addition, and to support biodiversity net gain, it is suggested that an additional condition be imposed to require a scheme for bat and bird boxes to be agreed. Subject to the above matters, compliance with the relevant sections of Policy 9 is achieved.

3.5.28 Highways:

Policy 10 amongst other considerations requires appropriate provision is made for vehicular access and parking in accordance with the Council's adopted standards.

3.5.29 Although the proposal will remove the existing garage accommodation, the generous plot provides ample parking opportunity, ensuring compliance with the adopted parking standard of 3 spaces.

3.5.30 The access to the property is unaffected by the application, though its sub-standard nature is raised within the public objections. Specifically the issue of the requirement for a tight turn affecting deliveries and construction traffic is highlighted. Although this concern is noted, it would be unreasonable to refuse planning permission on this basis. Firstly, the requirement within Policy 10 for appropriate vehicular access relates to the operational use of the development moving forward, not for limited impacts during the construction process. Secondly, even if construction impacts were to be appraised, there is no evidence presented as to the access arrangements causing conflict either

at the time of the original barn conversion, or during the more recent construction of the extension on the north side of the building.

3.5.31 Thus, on balance, compliance with Policy 10 is achieved.

4.0 RECOMMENDATION

4. Approve subject to:

Delegated authority is given to the Strategic Director of Growth and Development and the Deputy Chief Executive to approve planning permission, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.
REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. 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:

Proposed Site Plan: 2-11-PP, received 5/12/2022

Proposed Ground Floor Plan: 3-11-PP, received 5/12/2022

Amended Proposed First Floor Plan: 3-12-PP_Rev A, received 20/10/2023

Amended Elevation as Proposed 1 of 2: 4-11-PP_Rev A, received 20/10/2023

Amended Elevation as Proposed 2 of 2: 4-12-PP_Rev A, received 20/10/2023

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

3. Prior to the commencement of development hereby approved, samples of all external walling, roofing materials, and their colour to be used in the construction of the building work shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
REASON: To ensure that the external appearance of the development is satisfactory in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.
4. The demolition of the garage structure hereby approved shall be undertaken outside of the bird breeding season (between 1st March and

31st August) unless a nesting bird check has been undertaken immediately prior to the works by a suitably qualified ecologist.
REASON: In the interests of bio-diversity, in accordance with the requirements of Policy 9 of the Blackburn with Darwen Borough Local Plan part 2

5. No demolition or construction shall occur until a scheme for the provision of bat and bird boxes has been submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the approved details.

REASON: In the interests of bio-diversity, in accordance with the requirements of Policy 9 of the Blackburn with Darwen Borough Local Plan part 2

5.0 PLANNING HISTORY

- 5.1 10/15/0647 - Demolition of existing side extension and construction of single storey extensions; alterations to arched opening on North East elevation (Approved: August 2015: Planning & Highway Committee).
- 5.2 10/14/0189 - Roof alterations and loft conversion to create 2 additional bedrooms, storage area, shower/wc (Withdrawn).
- 5.3 10/08/0513 - Single storey extension to side and rear (Refused: August 2008).
- 5.4 10/84/0836 – Barn conversion to dwelling and double garage (Approved: March 1984).

6.0 CONSULTATIONS

- 6.1 North Turton Parish Council: No objections
- 6.2 Public Consultation: 10 neighbouring properties have been individually consulted by letter. The consultation process was repeated following receipt of amended plans. 4 objections have been received. 2 letters advising of no objection have also been received. These communications are set out within section 9 of this report.
- 6.3 Conservation Officer: Subject to the use of suitable natural stone I consider the proposal would meet the statutory test 'to preserve', causing no substantive harm to the contribution made by the setting to the significance of the nearby Grade II* and Grade II Listed Buildings. Therefore, no balancing exercise is required as per NPPF. As such, the proposal meets the objectives of Chapter 16 of the NPPF and accords with the policies of the Local Plan

6.4 Historic England: No comment.

7.0 **CONTACT OFFICER: Martin Kenny, Principal Planning Officer**

8.0 **DATE PREPARED: 1st December 2023**

9.0 SUMMARY OF REPRESENTATIONS

Objection – Ben Crompton, 5 Entwistle Hall, BL7 0LR. Received: 19/12/2022

Good afternoon Gavin, Martin,

We are owners of 5 Entwistle Hall, Edgworth, Bolton BL70LR.

We have received planning letter ref 10/22/1145 over the weekend and wish to strongly object to the proposal for the reasons outlined below.

Overlooking/Invasion of privacy

A two storey building on the intended footprint would mean their master bedroom/WC and outside terrace would directly overlook our garden at No.5 and also into our home. This would make living where we do extremely uncomfortable, be it through construction phase right upto occupation.

The small garage already sits above our house, an addition to this would mean the occupants could see us from ground and first floors.

Ive attached a photo to give an idea of the scale of this overlooking from my front door. I have a young family and am against this invasion of privacy.

Access

Access for excavators, heavy goods vehicles, materials delivery, any kind of construction traffic would be catastrophic for the area. Hob Lane already struggles with vehicles any bigger than a long wheelbase van. They just cant fit down there.

The access to Entwistle Barn relies on a 3 point turn for a normal car such is the severity of the turn into the slip lane, which services four houses. I know this as I drive down it every day; I would guarantee even a skip wagon wouldn't be able to access.

Ive attached a google earth image; its completely impossible. This is not a lane formed from tarmac, its a gravel path no wider than a car.

This proposal will create traffic on small country lanes and have HGV's stuck as there just arent the turning circles to facilitate it, let alone the noise and disturbance aspect.

Shared Drainage at capacity

All foul drains from Entwistle Barn feed under our flagged driveway and down Entwistle Hall Lane. UU have already stated to me that the foul drains are at capacity and should another WC/house be added to this, it would be over the max usage. I already have to regularly ask UU to clear the drains as they are oversubscribed. How is this new house going to fit into the existing drainage?

If there are additional requirements on formally lodging this objection, please can you let me know?

Ben Crompton

5 Entwistle Hall

BL70LR



Objection - Mr Peter Thornley & Mrs Ann-Marie Thornley, Delphfields Entwistle Hall Lane BL7 0LR. Received: 30/12/2022

We strongly object to this planning application. The second floor living area and terrace will directly look into our living space. Resulting in a complete loss of privacy. The size and scale of will have a negative on ours and surrounding listed buildings.

Objection – Jane Winward, Entwistle House, Entwistle Hall Lane, BL7 0LR. Received: 30/12/2022

Dear Mr Kelly

Planning Application Ref: 10/22/1145

Entwistle Hall Barn

I am herewith submitting my objection to the proposed application.

Entwistle Hall Barn was in 1984 a simple rectangular barn on an agricultural plot within the greenbelt. Following a planning application in 1984 (Planning Ref: 10/84/0386) permission was granted to convert the barn into a house. In 2015 an application was made to carry out further substantial extensions to the property (Planning Ref: 10/15/0647) A garage was also added at some point. It is noted that the proposed house will not take up the footprint of the original garage.

My objections are as follows:

The proposed 'extension' appears to be around two thirds of the size of the existing house and will overlook surrounding properties, particularly if there is an open terrace on the first floor. It is effectively another detached house. It is also in very close proximity to Entwistle Hall which is a Grade II* listed building.

I am very concerned about the building noise that will emanate from the development. I was unable to use my garden during the Spring/Summer from 2016 until September 2021 because of the relentless building noise which occurred during the development of Delphfields (adjacent to the barn) and more latterly (2020-2022) the development of Mitton Mews to the rear of my property. I am retired and I look after two very young grandchildren; I was not able to leave them outside the house to sleep as babies neither could they play in the garden as the noise level was at times unbearable. I think it is only fair to expect a level of peace and quiet when you have a property in the greenbelt and to not be surrounded by constant construction noise. I lost the amenity of my garden effectively over a period of five/six years. This also resulted in my neighbour who lived next to the development (No 5 Entwistle Hall) selling up as she was unable to work from home. The people who now live there have a one year old child and their neighbours are expecting a baby in April. The other neighbours are retired. The noise would not be as much of a problem if the inhabitants of the surrounding properties were out at work all day but construction work precludes everyone from using their gardens during the week. Even coming inside the house it was impossible to escape the noise (eg stone cutters, angle grinders, plant vehicles with reversing alarms, cement mixers, road rollers, hammering, drills, etc etc. As stated, the proposed development would be immediately next to Delphfields so the noise levels would be the same.

I have lived in this house for thirty years and was really looking forward to enjoying the peace and quiet of the area during my retirement. The noise levels had a huge effect on my life and my ability to enjoy my property with my children and grandchildren. I know that the development would have a dramatic effect on the new neighbours who have moved into the Hall hoping to enjoy the peace and quiet that the area should afford.

Yours sincerely

Jane Winward

2nd Objection – Ben Crompton, 5 Entwistle Hall, Bolton. Received: 30/10/2023

Good Morning,

RE - Planning Ref 10/22/1145 dated 20/10/23

We are the owners of 5 Entwistle Hall, Bolton, BL70LR, in the listed building which would be affected by this 'amendment'.

We do not note an amendment of any note in the updated plans (small drop in floor heights but minimal in the overall scheme), with the proposed extension wall facing us being 7.65m above FFL, which would sit close to the shared wall.

The reasons for the objection are as per the original objection we issued on 19/12/22 below with additional clarity below.

Overlooking/Over domination of the site

This two storey proposal on the intended footprint is a similar size to their existing barn and so 'extension' isn't a valid description of the development. This is another house with a link on greenbelt land.

During construction we would be overlooked into our garden and our home, making living conditions very uncomfortable due to the inherent disturbances and construction workers.

The small garage already sits above our house due to the topography of the land. Ive attached a photo to give an idea of the scale, not to mention the adjacency to the neighbouring bungalow (Mr and Mrs Thornley).

The proposal would certainly sit within 10 metres of our listed building.

To reiterate I have a young family; soon to be 2 young girls and am against this invasion of privacy.

Photos attached give a rough indication of the outline of the proposal and the visual impact of the development from our garden.



Access

Access for excavators, HGV, materials delivery, construction traffic, concrete wagons, would prove a huge issue from Hob Lane, up Entwistle Hall Lane and the hairpin shared access. As stated in my previous objection, it is a 3 point turn for any vehicle accessing or egressing, such is the severity of this access lane.

This will create noise, traffic, disturbance. There has been some attempt to widen since December 2022, but the configuration and narrowness has not been improved.

Additional concerns

- * Shared drainage at capacity as per my original objection on 19/12/22
- * Proximity to huge number of bats - there is a huge population in and around Entwistle Hall Lane
- * Noise levels - this new development would create a great deal of noise, vibration and disturbance for at least 2 years.

Please could you confirm receipt of this objection once logged.

We happily welcome the applicant and Council round to our house to appreciate the affect the development would have.

Thankyou

Ben Crompton

2nd Objection - Mr Peter Thornley & Mrs Ann-Marie Thornley, Delphfields Entwistle Hall Lane BL7 0LR. Received: 30/10/2023

With regards to the amended plans for Entwistle Hall Barn - Planning Ref 10/22/1145

We still strongly object and the original objections are still valid.

In addition I fail to see any how the amended plans are any different, other than a slight drop in the floor heights and a minimal reduction in the he overall height of the proposed 2-storey building.

The proposals in their current form would have an unacceptable impact upon the setting of the listed buildings and the proposals represent disproportionate additions which would have a harmful impact upon the openness of the green belt.

There is also a significant impact with the proposals close proximity to the listed buildings, in particular 5 Entwistle Hall.

This was a key factor during our planning process and we had to reduce the plans quite significantly from 2 to 1 storey. Our proposals for a 2-storey extension overlooking the listed buildings was deemed totally unacceptable by the planning department. Also a condition of our application was that we had to use obscured glazing where the building was overlooking adjacent properties, including Entwistle Hall Barn.

The proposed plans include a glazed balcony which would directly overlook into our property and invade our and other neighbours privacy.

I fail to see how this planning application should be any different and strongly object to the current plans.

2nd Objection – Jane Winward, Entwistle House, Entwistle Hall Lane. Received: 02/11/2023

For the attention of Mr Martin Kenny:

I am in receipt of the amendment to the above planning application at Entwistle Hall Barn and as there is only a negligible difference to the previous plans my previous objections still stand in their entirety.

The very slight drop in the roof height of the proposed extension will not mitigate the visual or spatial impact of the building on the surrounding properties and it would still have the same negative effect in terms of size, siting and scale within the greenbelt and in very close proximity to a Grade II* listed building. The building would be no less obtrusive.

With reference to my own property, a two storey extension will overlook the North side of my house in relation to my upper floor incorporating two windows in my upstairs lounge, a bedroom and a bathroom. The fact that they plan a balcony terrace will further exacerbate this.

When the plans were submitted for a two storey garage conversion at the property immediately adjacent to the proposed extension (Delphfields), the residents of Entwistle Hall Barn strongly objected on the grounds that they would be overlooked. The residents at Delphfields were denied permission to create two storeys and were made to incorporate obscure glazing in the dormer window facing Entwistle Hall Barn.

I see on the plans that they propose to put very large floor to ceiling windows on the second storey facing towards my house. This would constitute a great amount of light nuisance emanating from the property not to mention intrusion. The windows on the upper floor of the current building are of a conservative size in keeping with the character of the surrounding properties. They do however have extremely powerful (white) floodlights on the rear of the property facing my house which actually illuminate my lounge and the two other rooms when they are on. The surrounding properties all have subdued lighting in keeping with a countryside location.

As mentioned in my original objection, the construction will generate an enormous of building noise for a considerable length of time. I have already lost the amenity of my garden for several years with the developments around my property. It is something you really wouldn't expect around a property in the greenbelt and has been quite heartbreaking in terms of my grandchildren not being able to play in the garden.

Regards

Jane Winward
Entwistle House

Objection – Katie Crompton, 5 Entwistle Hall, Bolton. Received: 03/11/2023

Hello

I wish to voice my own concerns as a resident at no5. Entwistle Hall.

The external garage wall is shared on the lane and is proposed to be demolished to make way for the new development.

What is screening our property once this garage is demolished?

The garage is adjacent to our boundary within which sits a grade 2* building.

The scale, removal of garage and no screening proposal makes me apprehensive being overlooked not only during but post construction.

Entwistle hall will be completely dominated and overlooked by this proposal.



Kind regards,

Kate Crompton

Comment – David Briggs, Entwistle Cottage, Entwistle Hall Lane, Turton. Received: 29/12/2022

Dear sir, following your letter regarding planning ref 10/22/1145 at Entwistle Hall Barn please note we do not object to the planning application, as with the previous alteration we are sure the proposed extension will enhance the plot and the area. Yours faithfully David Briggs .

2nd Comment – David Briggs, Entwistle Cottage, Entwistle Hall Lane, Turton. Received: 30/10/2023

Please note we do not object to amended planning application recently received. David Briggs,
Entwistle Cottage, Entwistle Hall Lane, Turton.

Comment - Mr Gary Peak, Three acre farm, Entwistle Hall Lane. Received: 30/12/2022

Re: Planning application Ref 10/22/1145 Entwistle Hall Barn

We wish to comment that we have no objections to the planning application as the proposed extension is set back out of view and hidden by mature trees.

Mr Gary Peak

Three acre farm

Entwistle Hall Lane

BL7 OLR