

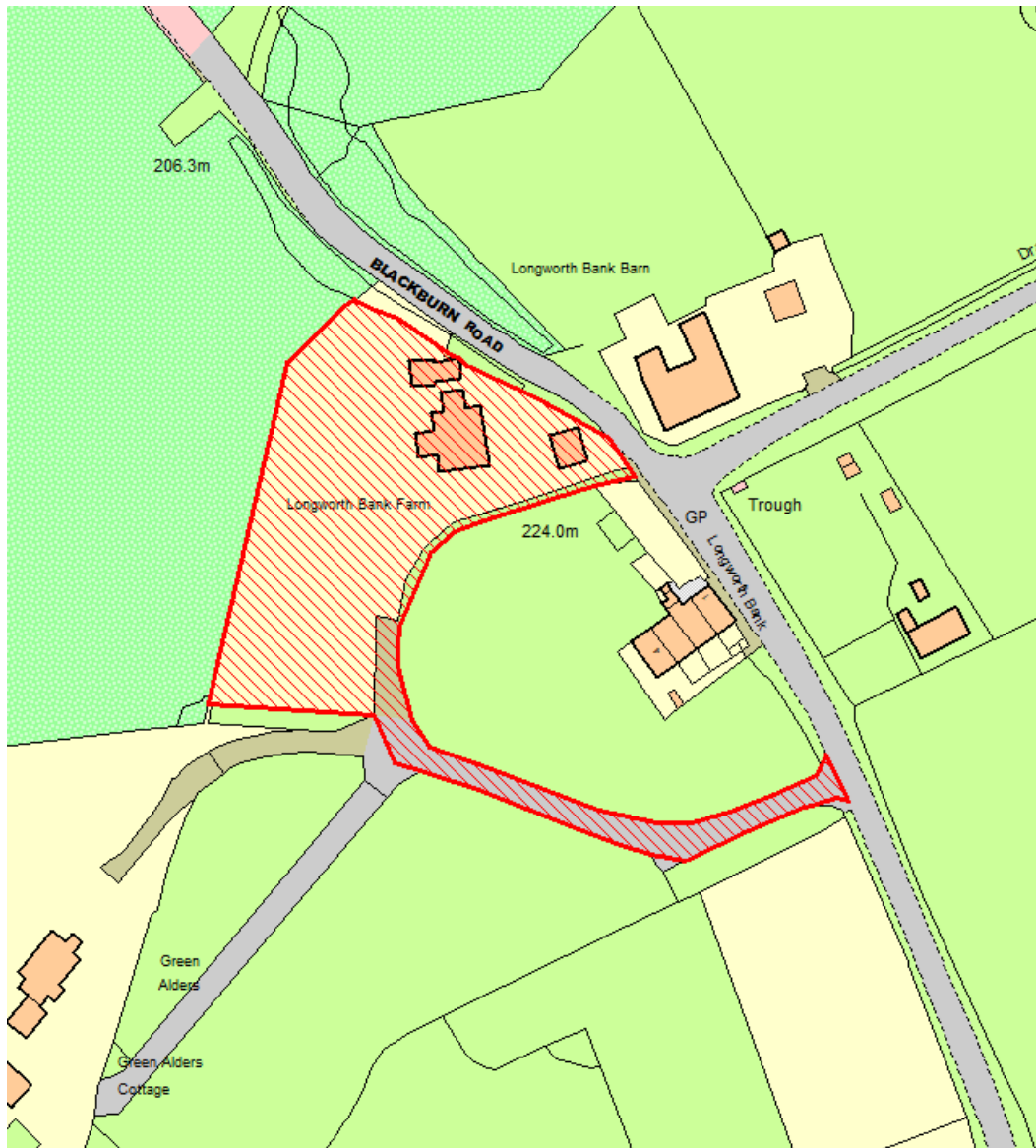
Proposed development: Full Planning Application for Proposed single storey rear and side extension including double storey extension to front.

**Site Address:
Longworth Bank Farm
Blackburn Road
Edgworth
Bolton
BL7 0QF**

Applicant: Mr A Panchal

Ward: West Pennine

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



1.0 SUMMARY OF RECOMMENDATION

1.1 **APPROVE** – Subject to conditions

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 The planning application is presented to Committee in accordance with the Scheme of Delegation of the Council's Constitution due to an objection having been received on the 9th February 2024, from North Turton Parish Council.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site relates to a replacement dwelling situated on an elevated position and adjacent to Blackburn Road (close to the junction with Moorside Road). The replacement dwelling was granted consent under approval reference 10/09/0628, at the time this approval also granted consent for a detached garage. A subsequent consent for the replacement dwelling was submitted (10/12/0051) which amended the original layout, providing a single storey side utility room and removing the detached garage. After this, a detached garage was approved under planning references: 10/14/0876 and 10/15/0523.

3.1.2 A row of existing terraced properties known as 'Longworth Bank Cottages' are located to the south of the application site. An existing detached property known as 'Longworth Bank Barn' is located to the eastern side of the property with 'Green Alders' and 'Green Alders Cottage' located to the south-western side of which the application property shares an access track with these.

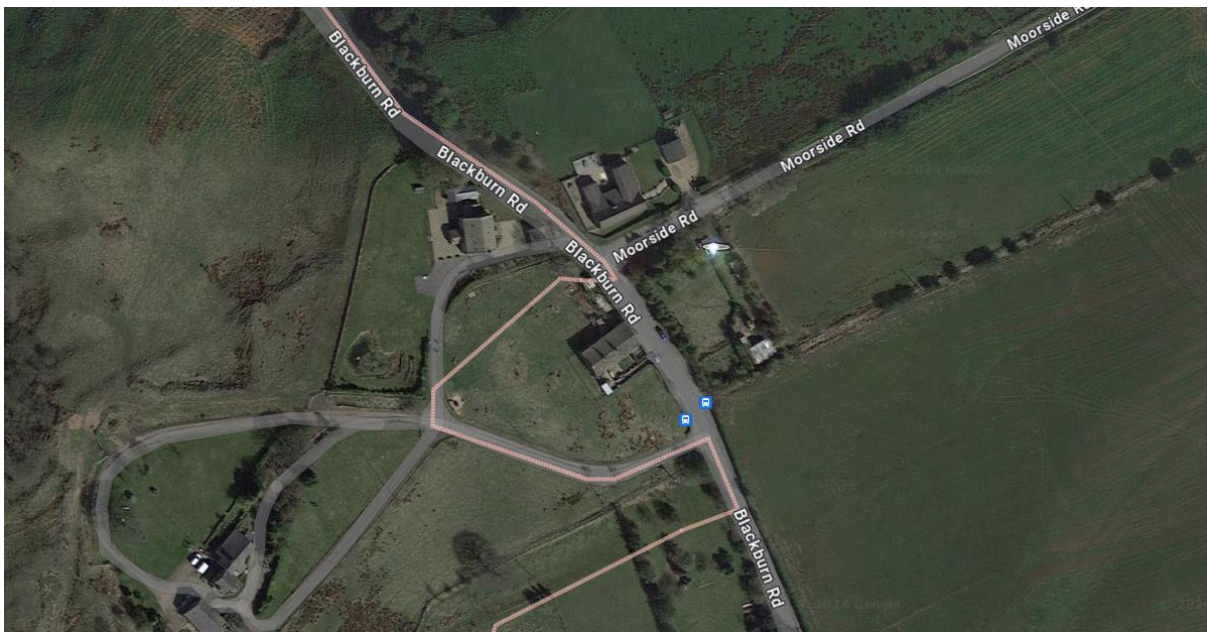
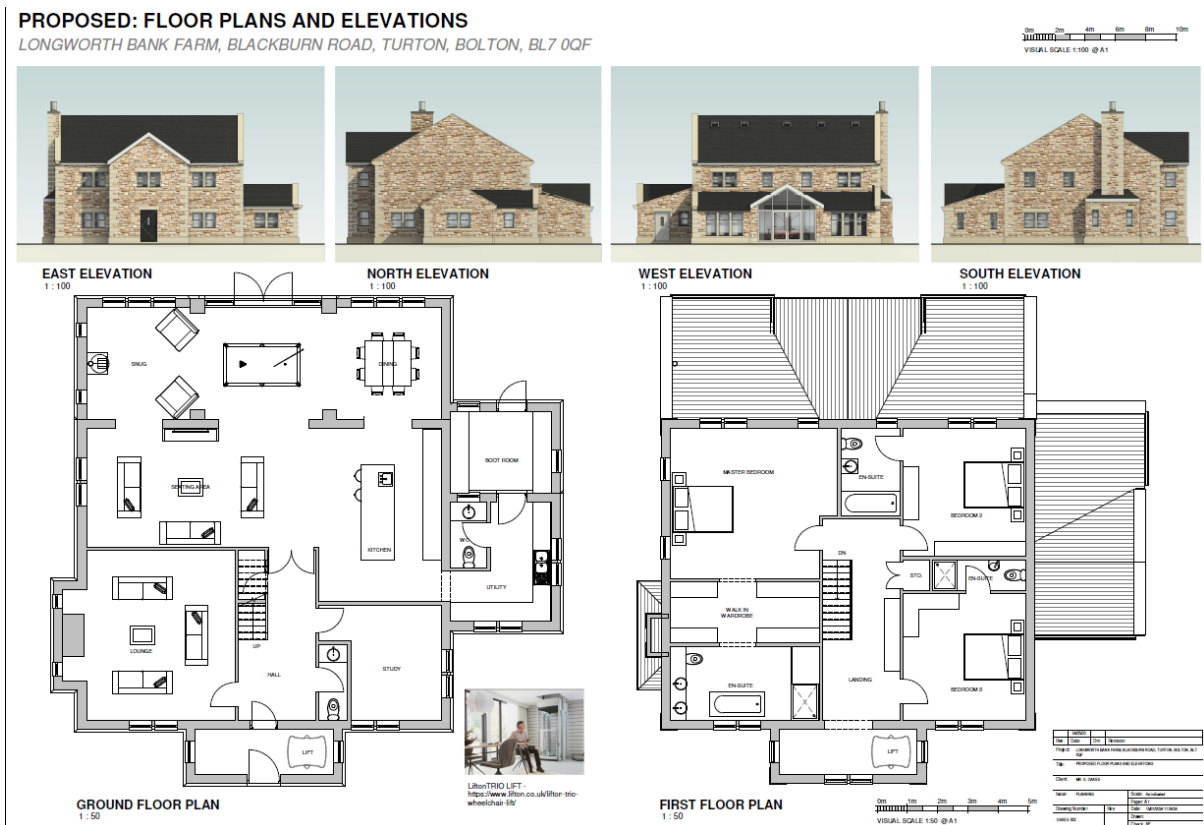


Figure 1: Google aerial view of the application site.

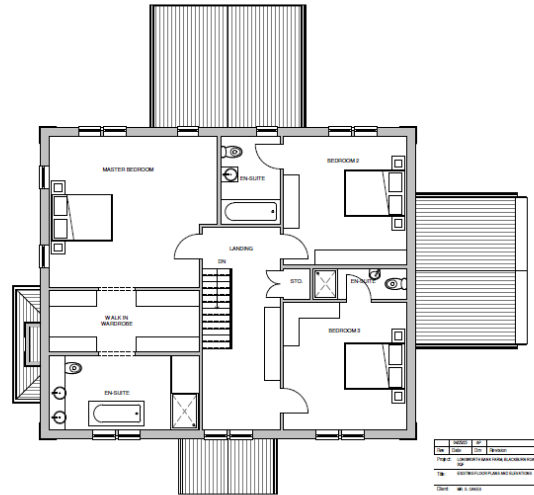
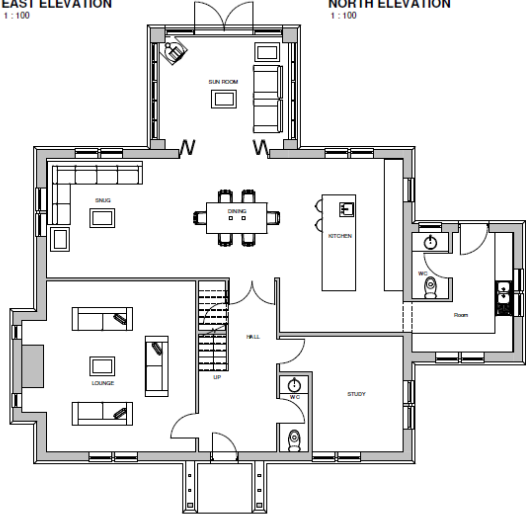
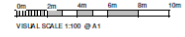
3.2 Proposed Development

- 3.2.1 Planning permission is sought for the enlargement of an existing single storey rear and side extension along with the erection of a double storey front extension.
- 3.2.2 The proposed double storey front extension will project 1.95 metres off of the front elevation of the property and measure 5.4 metres wide. Height to the ridge will be 7.5 metres and height to eaves 5.4 metres.
- 3.2.3 The proposed enlargement of the side extension will project the same depth off of the side extension as the existing (3.2 metres) and will measure 3 metres in length along the side elevation.
- 3.2.4 The proposed single storey rear additions will infill the space between the existing rear extension and side gable elevations of the property to create a full width rear extension. The projection will remain the same as the existing sunroom (4 metres).
- 3.2.5 The existing and proposed plans and elevations are shown below:



EXISTING: FLOOR PLANS AND ELEVATIONS

LONGWORTH BANK FARM, BLACKBURN ROAD, TURTON, BOLTON, BL7 0QF



NO.	DATE	BY	CHKD.
1	15/03/2023	AS	AS
TITLE: EXISTING FLOOR PLANS AND ELEVATIONS DRAWN BY: AS CHECKED BY: AS SCALE: 1:50			

3.3 Case Officer Photos





3.4 Development Plan

3.4.1 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.

3.4.2 Blackburn with Darwen Borough Local Plan (2021-2037)

Core Policy 2 (CP2): The Spatial Approach

Core Policy 6 (CP6): The Natural Environment

DM Policy 2 (DM02): Protecting Living and Working Environments

DM Policy 27 (DM27): Design in New Developments

DM Policy 29 (DM29): Transport and Accessibility

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

- RES E1: Materials
- RES E7: Rear Extensions
- RES E8: Single Storey Side Extensions
- RES E15: Front Extensions

3.5 Other Material Planning Considerations

3.5.1 National Planning Policy Framework (NPPF)

4.0 Assessment

- Green Belt/Principle
- Residential Amenity
- Design/Visual Amenity
- Development and the Environment

Principle/Green Belt

- 4.1.1 Policy CP2 of the Local Plan (2021-2037) states that new development proposed in the green belt shall be regarded as inappropriate unless it falls within one of the exceptions set out in the NPPF. Referring to bullet point c) of paragraph 154 of the NPPF which states that 'the extension of alteration of a building providing that it does not result in a disproportionate addition over and above the size of the original building' will be acceptable.
- 4.1.2 Furthermore, the NPPF states that development in the Green Belt will only be granted planning permission where it is demonstrated that it will preserve the openness of the Green Belt and will not give rise to conflict with the purposes of including land within it.
- 4.1.3 The agent has provided the below calculations:

EXISTING INTERNAL FLOOR AREA :

HOUSE - Ground Floor - 147.13m.sq
 First Floor – 110.82m.sq
 Total – 257.95m.sq

GARAGE - Ground Floor - 42.48m.sq
 First Floor – 17.86m.sq
 Total – 60.34m.sq

HOUSE AND GARAGE – 318.29m.sq

PROPOSED INTERNAL FLOOR AREA :

HOUSE - Ground Floor - 196.33m.sq
 First Floor – 119.04m.sq
 Total – 315.37m.sq

HOUSE AND GARAGE – 375.7m.sq

DIFFERENCE BETWEEN EXISTING AND PROPOSED = 57.41m.sq

- 4.1.4 The proposed additions do considerably add to the overall floor space of the existing property, however this being said, there is no policy which suggests a limit on the additions. Each application is subsequently assessed on its own merits in terms of

'openness' and 'disproportionate' additions. In the case of this application, it has been concluded that the additions will not compromise the openness of the locality and the additions will not appear as incongruous additions that would constitute as disproportionate.

- 4.1.5 On site it was noted that there have been multiple outbuilding additions along the northern elevation of the property, these don't appear to be detailed on any of the previously approved applications. Therefore, it is advised at this stage that any further additions in the future are likely to be refused as the proposal is at the upper limit of increased floor area.
- 4.1.6 The applicant has provided a small supporting statement to detail the need the need for the proposed double storey front extension which will include a lift.
- 4.1.7 *"We need this two-storey extension to facilitate a walk-in/wheelchair compatible lift. I have a long-standing walking difficulty because of a spinal injury suffered some 24 years ago. Loss of function of most muscle groups in my legs has meant I have been struggling with climbing the stairs now for several years. I am registered disabled. My wife suffers from chronic Fibromyalgia & osteoarthritis throughout the body and has severe asthma. She is recovering from a heart attack in June 23 and is very close to requiring a hip replacement and is also having difficulties with using the stairs. We wish to continuing living in our home for as long as possible and feel the only way to achieve this will be by the installation of a wheelchair compatible lift."*

Residential Amenity

- 4.1.8 DM Policy 2 of the Local Plan (2021-2037) requires development to secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, with reference to noise, light, privacy/overlooking and the relationship between buildings.
- 4.1.9 No amenity concerns will arise as sufficient separation distance is retained between the front elevation and Longworth Bank Barn as well as the side elevations towards 1-4 Longworth Bank Cottages.
- 4.1.10 Compliance with DM Policy 2 is achieved.

Design/Visual Amenity

- 4.1.11 DM27 of the Local Plan requires all development to achieve a high quality, sustainable design consistent with the following characteristics:
- 4.1.12 Point ii) of the RES E7 of the Residential Design Guide requires the design of the extension to be in keeping with the existing property by virtue of:
- Materials
 - Overall architectural style
 - Roof form and pitch
 - Size, proportion and position of openings
 - Fenestration details
- 4.1.13 The above points are further reiterated through RES E8 of the Residential Design Guide.

- 4.1.14 The proposed mono-pitched roof designs of the side and rear extensions will provide positive additions and appear as subordinate enlargements to the existing dwelling.
- 4.1.15 RES E15 of the Residential Design Guide states that front extensions will only be acceptable where there is no set build line in place and the extension is not detrimental to the character of the property and street scene. The double storey front extension by way of scale and design will not cause any impact to the design and appearance of the property, nor will it impact the setting in which the building is sited. There are no extended views beyond the site due to Blackburn Road being lower than the site, furthermore, the additions will appear as 'infills' to the existing building. It is concluded that the harm from the proposals will be limited in terms of spatial and visual impact.
- 4.1.16 It is acknowledged that the proposed side/rear extension along with the proposed front extension accords with Policy DM27 of the Local Plan (2021-2037) and Residential Design Guide.

Highways

- 4.1.17 DM Policy 29 of the Local Plan (2021-2037) requires that road safety and the safe, efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for vehicular access, off-street servicing and parking in accordance with the Council's adopted standards.
- 4.1.18 The proposals will cause no impact to the existing extensive parking availability at the site.
- 4.1.19 Compliance with Policy DM29 is achieved.

Development and the Environment

- 4.1.20 Policy CP6 of the Local Plan (2021-2037) 'The Natural Environment' states that the Council want to take urgent action to conserve the natural environment – to sustain and enhance habitat and species and deliver multifunctional benefits and natural capital.
- 4.1.21 A protected species statement was completed during the course of the assessment where the agent answered all 'no's' on the form. After the receipt of this it was determined that an ecology survey was not required due to the minimal impact to the existing roof from the minor double storey front extension size. Further to this, the property is a fairly recent new build.
- 4.1.22 A bat informative will be applied to any approval of the application to make the applicants aware if bats are found during the construction process.
- 4.1.23 Therefore, compliance with Policy CP6 of the Local Plan (2021-2037) is achieved.

5.0 RECOMMENDATION

5.1 Approve subject to conditions.

Delegated authority is given to the Strategic Director of Growth & Development and Assistant Chief Executive to approve planning permission, subject to the following conditions (including that varied – highlighted):

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 permission, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed Floor Plans and Elevations, Drawing Number Oakes-002, Date Received 17/01/2024

Proposed Site Plan, Drawing Number Oakes-PSP-01, Date Received 17/01/2024

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

3. Notwithstanding the submitted details, the external walling and roofing materials to be used in the construction of the building hereby permitted shall match those used in the existing building to the satisfaction of The Local Planning Authority.

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.

6.0 PLANNING HISTORY

- 6.1 10/09/0628 – Proposed demolition and rebuild of one detached dwelling and detached garage
- 6.2 10/12/0051 – Demolish and rebuild one detached dwelling with associated parking and landscaping
- 6.3 10/12/0349 - Discharge conditions 2,3,4,5,6 & 8 on application 10/12/0051
- 6.4 10/14/0876 – Double garage with office space above
- 6.5 10/15/0523 – Retrospective application for double garage with office space above
- 6.6 10/15/1184 – Retrospective application for double garage with office space above

7.0 CONSULTATIONS

- 7.1 Public Consultation has taken place on the 19th January 2024. No representations have been received.

8.0 CONTACT OFFICER: Emily Colebourne, Planning Officer

9.0 DATE PREPARED: 28th February 2024

10.0 SUMMARY OF REPRESENTATIONS

North Turton Parish Council – 5th February 2024:

10/24/0045 Full Planning Application - Proposed single storey rear and side extension including double storey extension to front at Longworth Bank Farm, Blackburn Road, Edgworth

The Parish Council objects to this planning application due to overdevelopment of an already well-developed site