

Application Number:	2024/0384	Application Type:	Full
Proposal:	Extension of existing apartment building to form an additional 2 no. self-contained apartments; erection of cycle and bin stores; improvements to access road; and new boundary treatment.	Location:	Manglefold Barn Elm Street Edenfield BL0 0JU
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	25.02.2025
Applicant:	Mr N Teague	Determination Expiry Date:	07.02.2025 (EOT Requested)
Agent:	Mr Daniel Connolly		

Contact Officer:	Aqib Saghir
Email:	planning@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	Yes
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That the application be approved subject to the conditions specified below.

APPLICATION DETAILS

2. SITE

The building known as 'Manglefold Barn' is a freestanding natural stone/slate former barn which has more recently been converted into two one-bedroom flats. An associated freestanding single storey stone/slate detached garage is located to the immediate north east of this. Both buildings are located approximately 130 metres south east of the junction of Bury Road and Rochdale Road on the edge of the village centre.

3. RELEVANT PLANNING APPLICATION HISTORY

2012/0469 - Conversion of Barn to Form Two Flats and Associated Parking. – Approved 23/11/12.

2014/0173 - Discharge of Conditions 3 (details of hard and soft landscaping) 4 (full details of secure cycle storage to be provided and details of the car parking provision (which shall include the use of the existing garage and area between this garage and the barn) & 6 (Bat Survey) from Planning Permission 2012/0469 – Refused 01/07/14

2014/0506 - Discharge of Conditions 3 (Landscaping) 4 (Secure Cycle Storage) & 6 (Bat Survey) from Planning Permission 2012/0469 – Approved 19/01/15.

2015/0452 - Discharge of Condition 6 (Bat Survey) from Planning Permission 2012/0469 – Approved 13/11/15

2021/0653 - Permission in Principle: proposed residential development of up to 9 no dwellings (adjoining land to south-east) – Refused 31/01/22. Inappropriate development within the Green Belt.

2023/0575 - Erection of an oak framed three bay garage and first floor storage space for use associated with Mangle Fold Barn (land on other side of Manglefold Barn) – Refused 29/02/24. Inappropriate development within the Green Belt; Development out of keeping with surrounding area by reason of its design and scale; Development would adversely affect light to/outlook from neighbouring flats.

4. PROPOSAL

Planning permission is sought:

- a) to add a two-storey extension to the north-eastern facing elevation of the building following the demolition of the detached garage. This is to house two additional self-contained one-bedroom flats.

- b) to erect a freestanding cycle store and two freestanding bin stores,
- c) to make some alterations to Elm Street in order to improve both vehicular and pedestrian access to the premises from Rochdale Road. These works are specified in more detail in the 'Highway Safety' section below, and
- d) to construct/plant new boundary treatment including new stone boundary walls.

POLICY CONTEXT

National Planning Policy Framework

- Section 2 Achieving Sustainable Development
- Section 4 Decision Making
- Section 9 Promoting Sustainable Transport
- Section 11 Making Effective Use of Land
- Section 12 Achieving Well Designed Places
- Section 15 Conserving and Enhancing the Natural Environment

Development Plan

Rossendale Local Plan

- Policy SD1 Presumption in Favour of Sustainable Development
- Policy SD2 Urban Boundary and Green Belt
- Policy HS1 Meeting Rossendale's Housing Requirement
- Policy ENV1 High Quality Development in the Borough
- Policy ENV4 Biodiversity, Geodiversity and Ecological Networks
- Policy T4 Parking
- Appendix 1 Parking Standards

Other material considerations

- RBC Alterations and Extensions to Residential Properties SPD
- National Design Guide
- National Planning Practice Guidance

5. CONSULTATION RESPONSES

LCC Highways: No objections subject to conditions.

RBC Environmental Health: No objections subject to conditions.

Greater Manchester Ecology Unit: No objection.

Land Contamination Officer: No comments received.

United Utilities: No comments received.

Edenfield Neighbourhood Community Forum: No comments received.

Fire Brigade: Advice provided.

6. REPRESENTATIONS

The application was advertised by sending letters to the immediate surrounding neighbours.

One neutral letter of representation has since been received from a local resident. They raise no objections to the proposed development but require Elm Street to remain unobstructed at all times to enable them to gain satisfactory access to their agricultural land to the north.

3 no. objections have been received; the objections raise the concerns surmised below:

- The application is a means to develop on Green Belt land and that the applicant has widened the access road into the Green Belt;
- No demand for the proposed property;
- Adverse impact on flood risk and drainage;
- Highway safety issues associated with the access point;
- Lack of rights to use or improve access road;

7. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle
- 2) Visual Amenity
- 3) Neighbour Amenity
- 4) Access, Parking and Highway Safety
- 5) Ecology

Principle

The proposal is considered to be acceptable in principle, considering the following:

- a) it proposes the extension, for residential purposes, of an existing building that is already in residential use with the benefit of planning permission.
- b) it will meet the requirements of Policies SD1 and SD2 of the Local Plan and Sections 2 and 9 of the NPPF in that the enlarged building will be sustainably located within the identified Urban Boundary, on the edge of Edenfield Village Centre.

- c) it will meet the aims of Policy HS1 of the Local Plan and Section 5 of the NPPF in that it will assist the Council in meeting its housing needs albeit in a small way.
- d) Part of the proposed turning head may encroach into land designated as Green Belt. However, this would be very minor and have negligible impact on openness. In any case, the works would constitute engineering operations as listed under the exceptions to inappropriate development listed in NPPF paragraph 154(h).

Visual Amenity

The site occupies a relatively secluded position at the north eastern end of Elm Street. The extension will not therefore represent a prominent feature in the overall street scene. This aside it is considered that it will appear in scale with, and subservient to, the host building. It will be slightly shorter in length than that building, will be set approximately one metre in from the main front and rear walls and will have a lower ridge line.

The extension is also considered to be acceptable in design terms. It will incorporate a pitched 'gable' roof that will match that of the host building, and it is to be constructed of matching natural stone and natural slate with windows designed to look like the sash windows of the host building, timber effect composite doors to match those in the host building, stone heads, sills and surrounds around the new door openings and stone heads and sills around the windows.

The proposal also involves the provision of a freestanding secure cycle store and freestanding bin store on the south western side of the enlarged building, and a further freestanding bin store on the north eastern side. These are also considered to be acceptable in size and design terms being modest single storey structures constructed of timber and occupying relatively secluded positions, the former behind a stone wall and the latter to the rear of the proposed extension.

The proposal also involves the construction of a low level stone wall along the north western boundary of the site, a new drystone boundary wall along the north eastern boundary and some planting works. These proposals are also considered acceptable in design and scale terms.

In view of the above the proposal is considered to be acceptable in visual amenity terms, reasonably meeting the requirements of Policy ENV1 of the Local Plan, Sections 12 and 15 of the National Planning Policy Framework and the provisions of the Council's Alterations and Extensions to Residential Properties SPD.

Neighbour Amenity

Light

The extension will stand approximately 14 metres from the nearest potentially affected property (11 Boundary Edge which stands to the immediate northwest). However, this distance is considered to be acceptable in this instance as the facing elevation of that property does not appear to contain any directly-overlooking windows and is currently largely screened by trees. The extension will stand almost 30 metres away from the next potentially affected property (3 Elm Street which lies to the south west). Consequently, the development will have no significant effect upon the level of light currently received by that, or any other of the surrounding neighbouring properties, either.

The bin and cycle stores, and the new stone boundary walls, will all be very modest structures located a minimum of 23 metres from the nearest potentially affected dwelling (3 Elm Street). Consequently, they will not significantly affect light to the neighbouring properties either.

a) Overlooking

The proposal will not give rise to unacceptable overlooking of neighbouring properties either. All new windows to be formed within the extension will either face the well screened gable of 11 Boundary Edge at a distance of approximately 14 metres; will face the well screened boundary with that property at a distance of just over 11 metres; or will face open land to the north east and south east of the site.

b) Overdevelopment

It is not envisaged that the proposal will lead to the overdevelopment of the site. The development as a whole will occupy less than 50% of the defined application site.

In view of the above it is considered that the proposal will reasonably meet the requirements of Policy ENV1 of the adopted Local Plan in 'Neighbour Amenity' terms.

Highway Safety

It is proposed to provide four 'off street' car parking spaces in conjunction with the enlarged building. These are to be located on the south western side. It is considered that this level of parking would be sufficient to serve the four one-bedroom flats that will subsequently occupy the enlarged premises. The proposal is therefore considered to be acceptable in parking terms.

It will be possible for vehicles exiting the site to satisfactorily turn around before ultimately entering Rochdale Road thus enabling them to do so in a forward gear.

Vehicular access to the site is to be gained, as it is at present, via Elm Street (which in turn connects with Rochdale Road). This application proposes improvements involving the widening of Elm Street to five metres, the re-surfacing of that highway, the

provision of two-metre wide footways on either side at its junction with Rochdale Road and on one side elsewhere, and the provision of a turning head for refuse vehicles.

Since these works would improve the width and surfacing of the access road itself, and would provide footways and a refuse vehicle turning head where none currently exist, it is considered that these could only be viewed as beneficial to both pedestrian and general highway safety.

It is proposed to provide a secure cycle store and a timber bin store on the south western side of the enlarged building, and a further timber bin store on the north eastern side. The cycle store will accommodate four cycles (one per flat) and the bin stores will collectively accommodate eight bins (two per flat).

The proposal has been considered by County Highways who have raised no objections subject to conditions.

In view of the above the proposal is considered to be acceptable in highway safety terms reasonably satisfying the requirements of Policy TR4 of the adopted Local Plan in this regard.

Ecology

The application has been considered by the Greater Manchester Ecology Unit who raise no objection, subject to the inclusion of conditions – which would be included on any approval. The development is exempt from mandatory biodiversity net gain under the de minimis rule (i.e. less than 25sqm of vegetated habitat being lost). The statutory biodiversity condition does not therefore apply to this development.

8. CONCLUSION

The proposal is acceptable in principle, involving the creation of an appropriate residential use in a sustainable location. Subject to conditions, the scheme is considered acceptable in terms of visual amenity, neighbour amenity, ecology and highway safety. The proposal is therefore considered to be in accordance with the requirements of the Council's adopted Local Plan and the National Planning Policy Framework.

RECOMMENDATION

That planning permission be approved subject to the following conditions:

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:
 - Location Plan (23.170_03-CDP-00-DR-A-1001 Rev P01)
 - Proposed Site Layout Plan (23.170_03-CDP-00-DR-A-1003 Rev P04)
 - Proposed Floor Plans (23.170_03-CDP-XX-DR-A-2002 Rev P01)
 - Proposed Elevations (23.170_03-CDP-XX-DR-A-3002 Rev P01)
 - Bin Store Details (23.170_03-CDP-XX-DR-A-5001 Rev P01)
 - Cycle Store Details (23.170_03-CDP-XX-DR-A-5002 Rev P01)
 - Visuals (23.170_03-CDP-XX-VS-A-7002 Rev P01)
 - Access Design Drawing (PRJ01-CCE-XX-XX-DR-C-0001 Rev P02)
 - Licensed Bat Survey And Assessment by ERAP (Consultant Ecologists) Ltd 2024 187

Reason: For the avoidance of doubt and to ensure a satisfactory standard of Development.

3. No part of the development hereby approved shall be occupied until all the highway works as shown in the submitted 'Access Design Drawing' (PRJ01-CCE-XX-XX-DR-C-0001 Rev P02) have been completed in accordance with a more detailed scheme of such works that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

4. Prior to commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority for a highway surface water drainage scheme for Elm Street. The development shall be undertaken in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

5. No development shall be commenced until details of the proposed arrangements for the future management and maintenance of Elm Street, including written confirmation that it will not be offered to the highway authority for adoption, have been submitted to and approved by the local planning authority. Elm Street shall be maintained in accordance with the approved management and maintenance details thereafter.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the street infrastructure serving the approved development; and to safeguard the users of the street and visual amenities of the locality.

6. No building works shall commence between the 1st March and 31st August in any year unless a nesting bird survey method statement by a suitably experienced ecologist has first been supplied to and agreed in writing by the Local Planning Authority. Works shall thereafter be undertaken in accordance with the approved method statement.

Reason: In the interest of protecting nesting birds.

7. Prior to first occupation of any part of the new development, one house sparrow terrace nesting box shall be installed on an elevation of the new extension, at a height above two metres from ground level.

Reason: In the interest of providing new bird nesting habitat on site as part of the development.

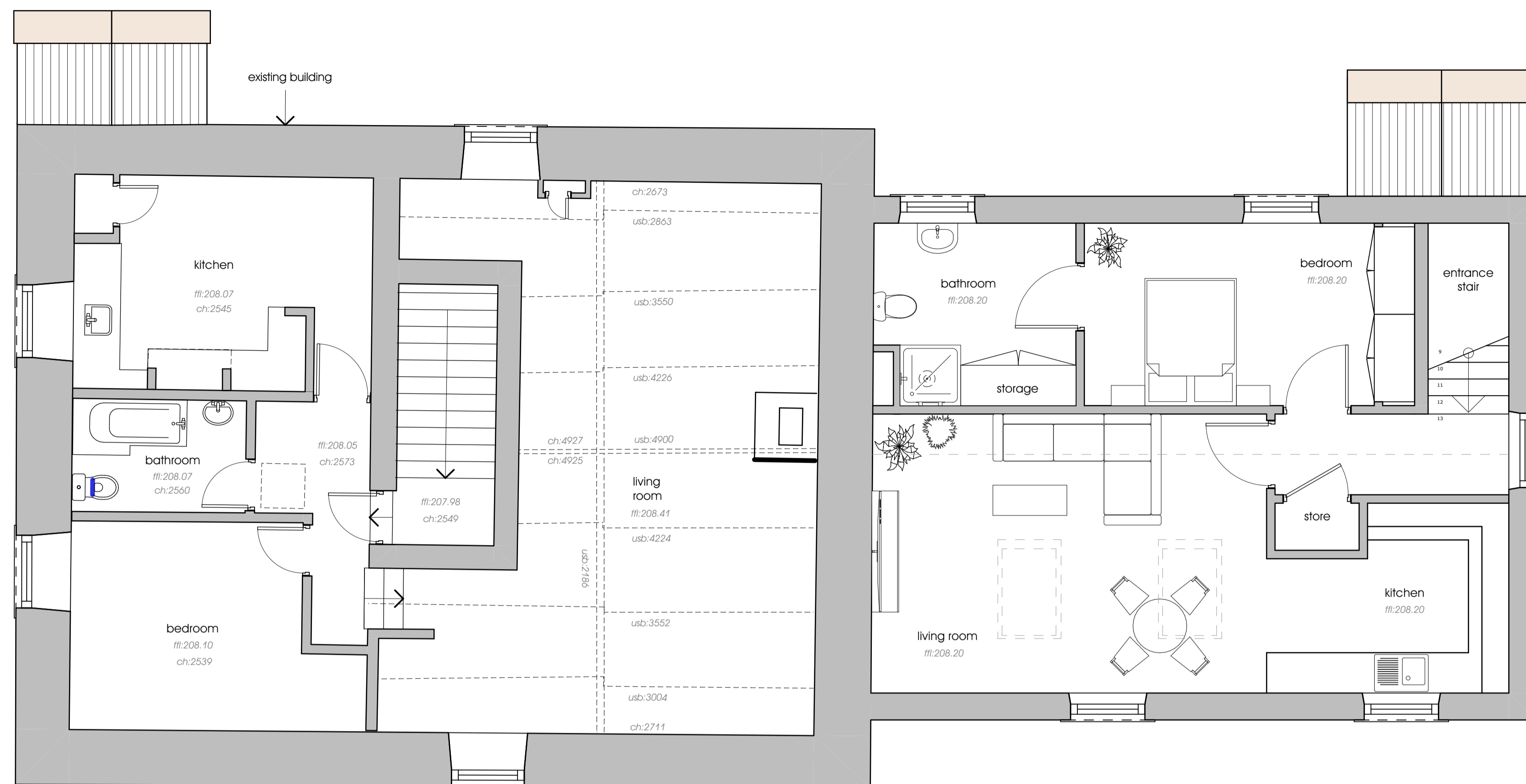
8. If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To mitigate any hazards associated with land contamination.

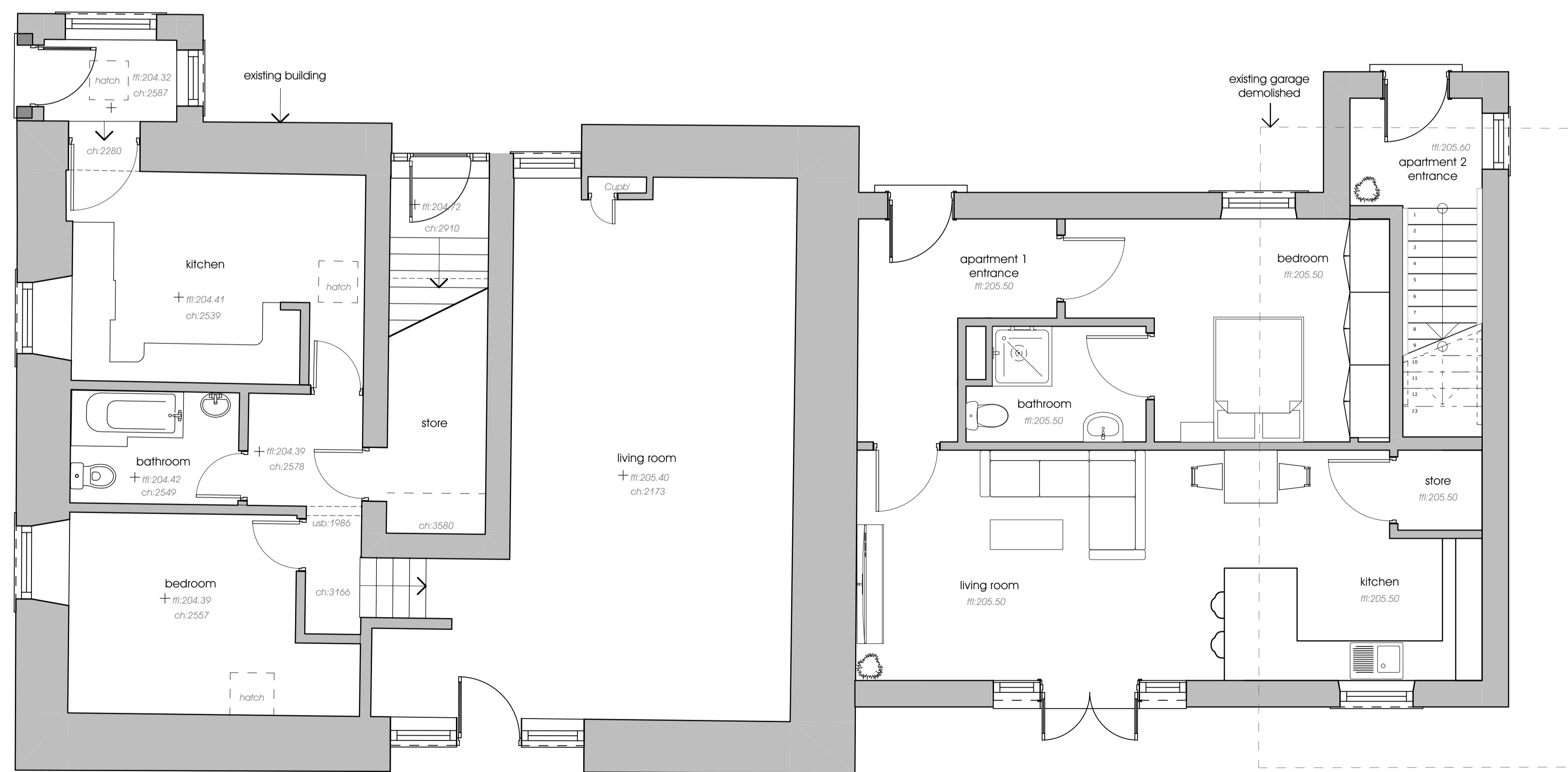
10. INFORMATIVES

1. 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 has worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement as set out in Paragraph 38 of the National Planning Policy Framework.
2. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Highways Development Control Section on 0300 123 6780 or email s278applications@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
3. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the Highway Authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

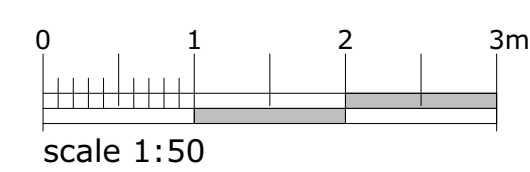
revision notes			
rev	date	by	description
01	_/_/		original issue



proposed first floor plan 1:50



proposed ground floor plan 1:50



cdp architects campbell driver partnership
 Suite 25, Unit 2
 Northlight House
 Pendle Road
 Etenfield
 Nelson
 B99 5FL
 01254 297700
 www.cdparchitects.co.uk

client: mr n teague

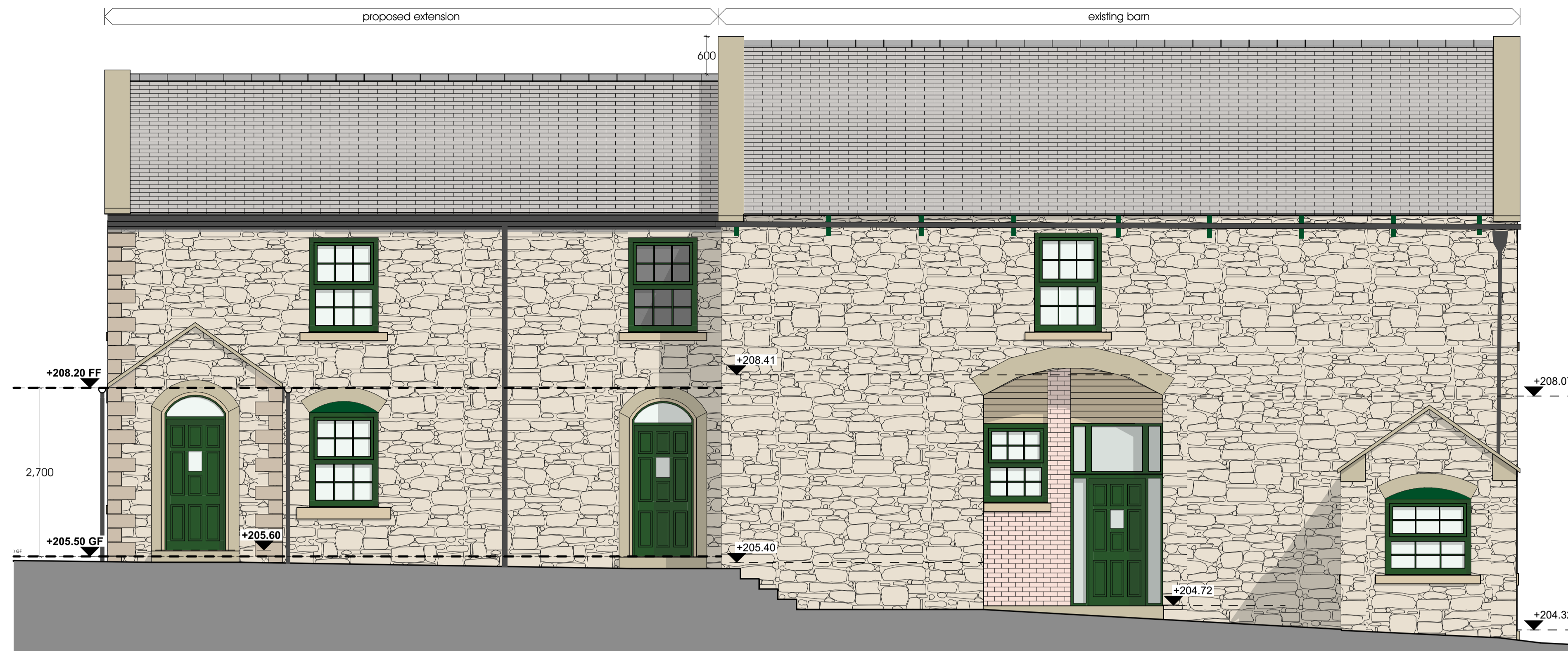
project: **Residential Extension**
 land off elm street, edenfield, BL0 0JU

sheet: proposed floor plans

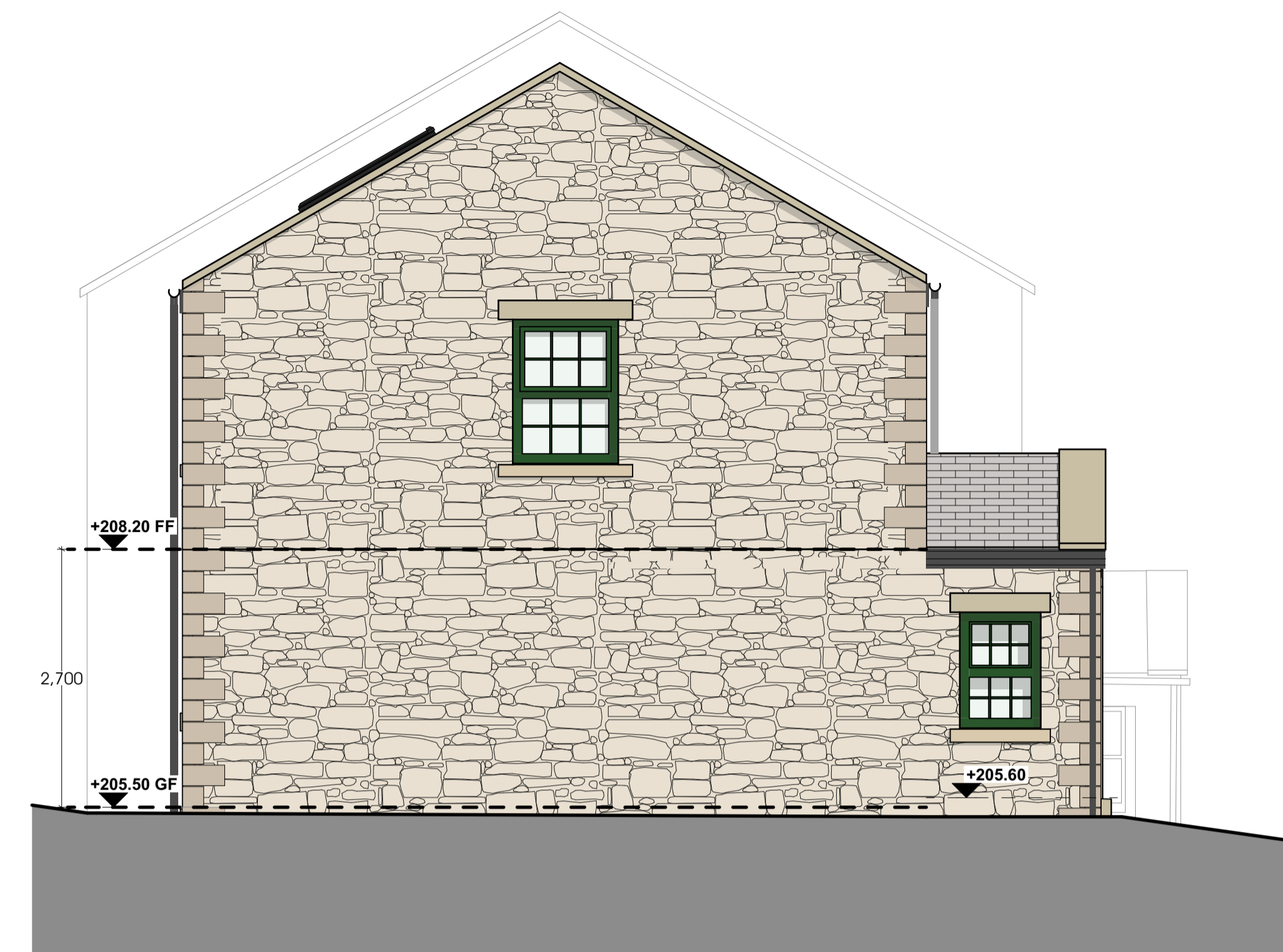
drawing no:	23.170_03-CDP-XX-DR-A-2002	P01
-------------	----------------------------	-----

scale: 1:50 @ A1	status: WIP
date: 08.04.24	drawn by: MAJ

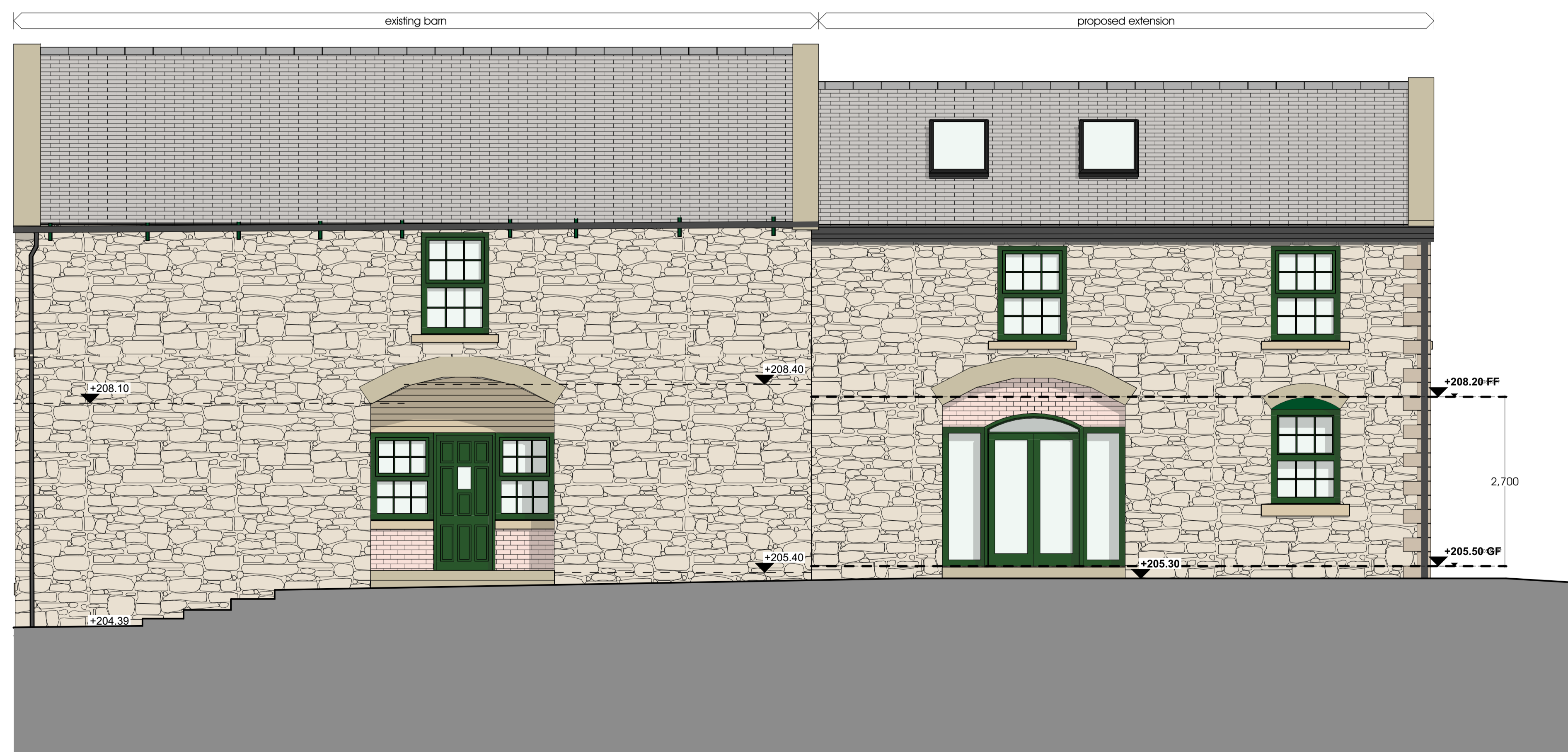
revision notes			
rev	date	description	
01	_/_/	original issue	



proposed front elevation (NW) 1:50



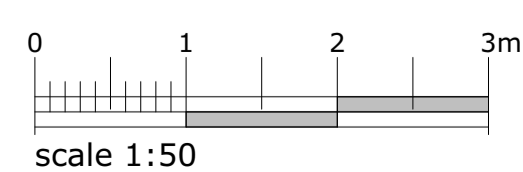
proposed side elevation (NE) 1:50

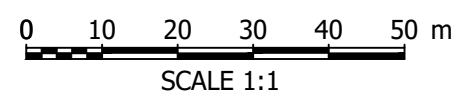


proposed rear elevation (SE) 1:50

cdp architects
 campbell driver partnership
 Suite 25, Unit 2
 Northlight House
 Pendle Road
 Edenfield
 Nelson
 BB9 5FL
 01254 297700
 www.cdparchitects.co.uk

client:	mr n teague
project:	Residential Extension land off elm street, edenfield, BLO 0JU
sheet:	proposed elevations
drawing no:	23.170_03-CDP-XX-DR-A-3002 P01
scale:	1:50 @ A1
status:	WIP
date:	10.04.24
drawn by:	MAJ





FOR APPROVAL



P02	Visibility Splay Amended to Nearside Kerb	21.01.2025	RG
P01	Access Design Layout	22.11.2024	RG
Rev	Description	Date	Drawn by

Issuing Office
Countywide Consulting Engineers Ltd
 Unit 27b Mitton Road Business Park, Mitton Road,
 Whalley, Clitheroe, Lancashire, BB7 9YE
Tel: +44 (0)1200 318330
 www.countywidece.co.uk

Client
Mr N Teague

Project Name
Mangle Fold Barn

Sheet Title
Access Design Drawing

CCE Project Number	Drawn By	Date	Checked By	Date	Issued By	Date	Scale @ A3	Suitability
CCE002903	RG	Nov 24	VL	Nov 24	RG	Nov 24	1:1	S4
Client Project Number	Originator	Volume/System	Level/Location	Type/Code	Role	Number	Revision	
PRJ01	- CCE	- XX	- XX	- DR	- C	- 0001	P02	





100
6

ELM STREET

