

## Planning Permission

Name and Address of Applicant  
R And J McGovern  
C/O Agent

Name and Address of Agent (if any)  
Bayley Design Ltd  
4 Primrose Street South  
Tyldesley  
M29 8HW

### Part I - Particulars of Application

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Date of Application: 11th April 2008

Application no: A/08/71121

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Particulars and Location of Development:

Conversion of barn to dwellinghouse

Naylors Farm Bickershaw Lane Bickershaw Wigan WN2 5TU

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### Part II - Particulars of Decision.

Wigan Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 2004 that **permission has been granted** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted.

#### Consent is granted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission, unless any proceedings are begun to challenge the validity of this grant of planning permission, in which case the development must be begun not later than the expiration of four years beginning with the date of this permission.
2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details shown on plan reference Barn 01, Barn 02 and document SS01 received on 11.04.2008 or any other plan agreed in writing as a working amendment by the Local Planning Authority.
3. Before any part of the development hereby approved is commenced, particulars/samples of the materials to be used for the external walls and roof shall be submitted to and approved by the Local Planning Authority. The development shall be constructed only in accordance with the approved materials.

4. No development shall be started until an investigation and assessment of the nature and extent of any contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall identify any remedial measures required to deal with any hazards identified and such measures shall be implemented before the occupation of any of the buildings hereby permitted.
5. Before the development hereby approved is commenced, details of the method of surface water and foul water drainage from the site shall be submitted to and approved in writing by the Local Planning Authority and shall be installed in accordance with the approved details as an integral part of the development.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification), no development within Class A, B, C, D, E, of Schedule 2 Part 1 shall be carried out unless permission is granted by the Local Planning Authority.
7. Prior to the commencement of the development hereby approved, a specification for all proposed windows and doors, roof lights (to be of a Conservation type), and rainwater goods shall be submitted for the written approval of the Local Planning Authority. The approved scheme of works shall be carried out in full accordance with the approved details.
8. With the exception of the rebuilding works referred to in approved document reference SS01 received on 11 April 2008 (Structural Report), no other sections of the building walls shall be taken down or rebuilt without the express prior written approval of the Local Planning Authority. Should it become evident or necessary before or during the building conversion that further areas are in need of rebuilding, then all works shall immediately cease. No further conversion or rebuilding works shall be carried out until such time as the written approval of the Local Planning Authority has been provided for the removal and rebuilding of the areas additional to the approved rebuilding areas.
9. No development hereby permitted, excluding demolition works, shall be commenced until the arrangements for provision and future maintenance of public open space and play space commensurate with the number of dwellings proposed, in accordance with Replacement Unitary Development Plan-Policy R1E, have been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be implemented before any dwellings are first occupied.
10. All car parking, means of enclosure and treatment of hard surfaces not built upon shall be completed before the use of the land/buildings hereby approved is commenced.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt, and having regard to Policy EV3A of the replacement Wigan UDP.
3. To ensure that the external appearance of the buildings is satisfactory, having regard to Policy EV3A of the replacement Wigan UDP.

4. To ensure that any contamination is investigated and treated to the satisfaction of the Local Planning Authority, during the carrying out of the development as required by Policy EV1B of the replacement Wigan UDP.
5. To ensure that the site is satisfactorily drained, in accordance with Policy EV3A and G1C of the replacement Wigan UDP.
6. The excluded types of development would not be appropriate on this development/property because of the restricted size of the external amenity areas, having regard to Policy R1D of the replacement Wigan UDP.
7. To ensure that the details of the development are satisfactory, having regard to Policy EV3A of the replacement Wigan UDP.
8. To ensure that the details of the development are satisfactory, having regard to the need to maintain stability during conversion and having regard to the requirements of Policy GB1A and Policy EV3A of the replacement Wigan UDP.
9. In order to ensure adequate provision of public open space and play facilities on or off site in accordance with the requirements of Policy R1E of the replacement Wigan Unitary Development Plan.
10. To ensure that the details of the development are satisfactory, having regard to Policy EV3A of the replacement Wigan UDP.

### Informative

1. Attention is drawn to the following information from the Local Authority. It is relevant to all proposals involving new build development.  
The proposed development lies within a coal mining area. In the circumstances applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority.  
The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at [www.coal.gov.uk](http://www.coal.gov.uk).
2. You are advised that this development may be subject to the requirements of the Building Regulations 2000. In this case you will need to meet the specific requirements of Approved Document M (2004 Edition) "Access to and use of buildings".  
The Building Regulations application must include an Access Statement showing your commitment to inclusive design at an early stage.  
For further design guidance refer to British Standard 8300:2001 "Design of buildings and their approaches to meet the needs of disabled people".  
You are also advised that the Disability Discrimination Act 1995 requires service providers to take reasonable steps to overcome any physical barriers which continue to make their services impossible or unreasonably difficult for disabled people to use. For further information on this please contact the Disability Rights Commission at: [www.drc-gb.org](http://www.drc-gb.org)
3. The applicant is advised that the grant of planning permission does not confer any right to carry out work(s) on, over or under land over which they do not have control, or have the landowners consent.

4. Developers are advised that land drainage is an important consideration, which should be fully investigated before development commences.

Please note it is the developer's responsibility to:

- a. Ensure that there will not be any overland surface water flooding from either:
    - i) the developable site onto existing adjacent land and properties, or
    - ii) from existing adjacent land and properties onto the newly developed site.
  - b. Investigate the existing drainage of the site and identify all existing ditches, watercourses, culverted watercourses, non-main rivers, ponds etc within the area of the site and ensure that the flow of water within any of these features is not impeded by the development of the site. The developer should also consider how he intends to provide for the existing land drainage of the site.
  - c. Contact United Utilities for their observations regarding drainage to the Public Sewer system.
5. One or more of the Planning Conditions on this decision notice requires that further investigations are carried out into possible contamination of the site. Applicants and agents are advised to contact officers in the Community Protection Department about this matter (Tel: 01942 827484) and to read the attached advice leaflet.

#### **Justification for this decision**

This Informative is only intended as a summary of the reasons for the grant of planning permission. For more detail on the decision please ask to see the application report by contacting the Development Control Administrative Section in the Environmental Services Department.

A copy of the Replacement Unitary Development Plan, Supplementary Planning Guidance and Supplementary Planning Documents can also be obtained from the Environmental Services Department and on the Council's website at [www.wigan.gov.uk](http://www.wigan.gov.uk). These documents contain the relevant policies that will have been used in the determination of the planning application. In addition, government planning guidance notes, papers and circulars may also have been used to inform the planning decision.

#### **Reason for decision**

In considering this application the Local Planning Authority has balanced the desire of the applicant to carry out the development against the provisions of the development plan and any other material considerations.

The Local Planning Authority has adopted a policy framework to assess applications and the relevant policies and guidance are set out below.

The application has been approved because the proposals are broadly in accordance with these policies and there are no other material planning considerations, including the planning history of the site, the views of consultees and interested parties, which are of sufficient importance to overrule this finding. Details of all these matters are included in

the application report.

### **Relevant Policy/Policies in Replacement UDP:**

#### **1. Policy GB1A Re-use of Buildings**

##### **Summary**

In the Green Belt or in Safeguarded Land the re-use of buildings will be permitted if the fully detailed submissions satisfy the following criteria: -

- a) The building must be capable of restoration without extensive demolition and large enough to be converted without the need for major alterations or additions.
- b) The building must be of permanent and substantial construction and its form, bulk and general design must be in keeping with its surroundings.
- c) The proposals must be architecturally consistent with the existing building or group of buildings. Proposals must respect local building styles and materials and include a comprehensive scheme of external works and landscaping.
- d) A comprehensive scheme of external works and landscaping must be included and encroachment onto agricultural land minimised.
- e) In the case of a listed building proposed for conversion to residential use, no alternative more sympathetic use is feasible.

#### **2. Policy GB1D Development in Green Belt Settlements (Haigh and Bickershaw)**

##### **Summary**

Within the settlements of Haigh and Bickershaw which are washed over by the Green Belt, development will only be allowed where:

- a) it falls within the settlement boundary shown on the proposals map; and
- b) there would be no adverse effects on amenity; and
- c) the development can be accommodated in site planning terms.

#### **3. Policy EV3A Design of New Development**

##### **Summary**

Along with other criteria, all proposals for development will be required, through their design, to promote:

- a) the character and identity of places by reinforcing local patterns of development
- b) public spaces and routes that are attractive, safe and visually sound
- c) accessibility and local permeability (putting people before traffic)
- d) adaptability (respond to changing social, technological and economic conditions)
- e) appropriate scale of development
- f) diversity and choice (through a mix of compatible developments)
- g) sustainable principles

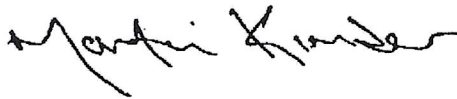
#### **4. Policy R1D The Design of New Residential Development and House Extensions**

##### **Summary**

Proposals for new residential development and house extensions will be required to create attractive living environments and deliver sustainable development through, amongst others, making more efficient use of land, promoting better accessibility to local facilities, and supporting crime prevention. In particular they will have regard to:-

- a) the scale, layout, design and materials of surrounding buildings
- b) the retention of existing site features
- c) landscaping and boundary treatment
- d) the provision of safe and convenient means of access to local services and facilities
- e) density of development which makes the best use of land
- f) the provision of adequate levels of privacy and amenity
- g) the development would not prejudice the development of any larger area
- h) the development would not result in a vehicular access which would unduly affect the amenity of adjoining occupiers
- i) the need to design housing with an accessible approach for people with disabilities

On backland sites sufficient outdoor space and privacy should be retained.



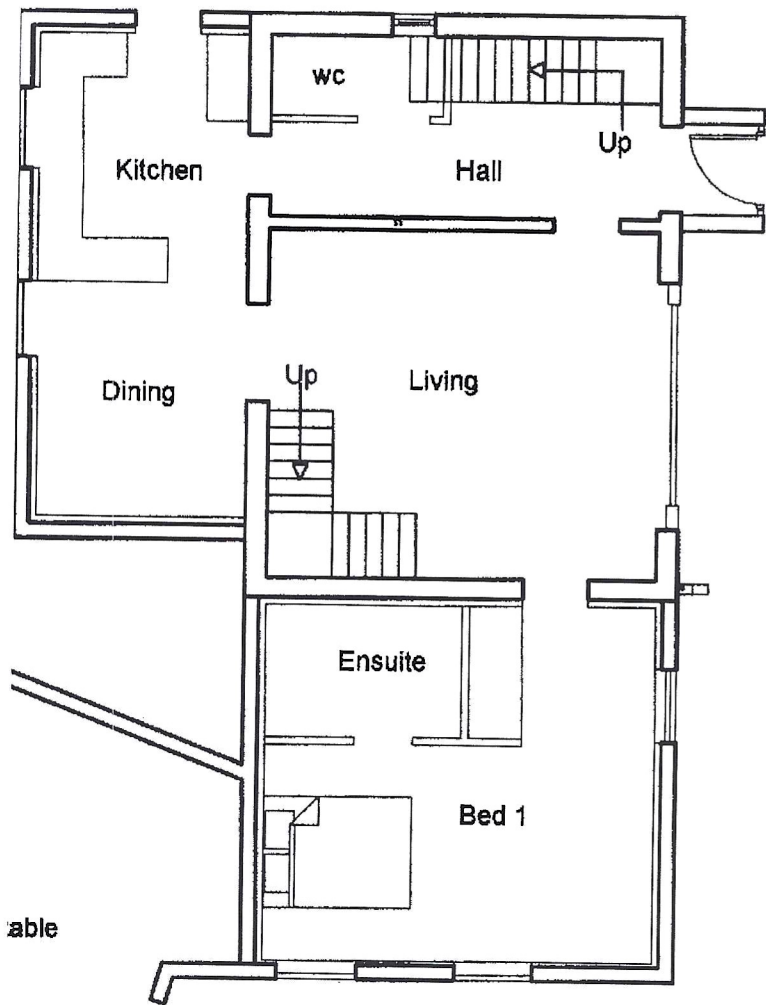
Date of decision  
6th June 2008

Signed \_\_\_\_\_  
on behalf of the Council

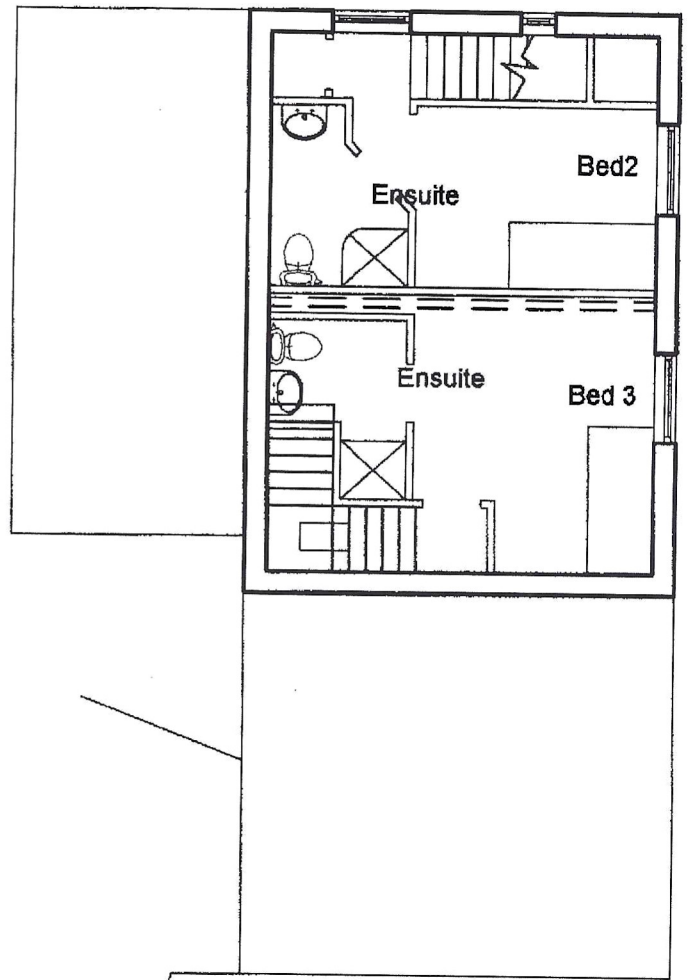
Council Offices  
Civic Buildings  
New Market Street  
Wigan

#### NOTES

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Department for Communities and Local Government in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Department for Communities and Local Government has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Department for Communities and Local Government is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop the land is refused or granted subject to conditions, whether by the local planning authority or by the Department for Communities and



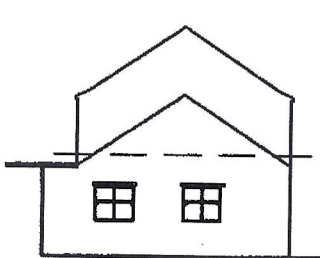
Proposed Ground Floor Plan (1:100)



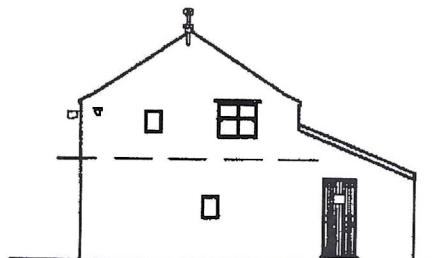
Proposed First Floor Plan (1:100)

**MATERIALS**

NEW RENDERED AND PAINTED FINISH TO ALL EXTERNAL WALLS  
 ROOFS SLATED TO MATCH EXISTING  
 WINDOWS IN UPVC -SLIDING SASH STYLE AND WOOD EFFECT FINISH.  
 TIMBER DOORS IN TRADITIONAL COTTAGE STYLES.



South Elevation

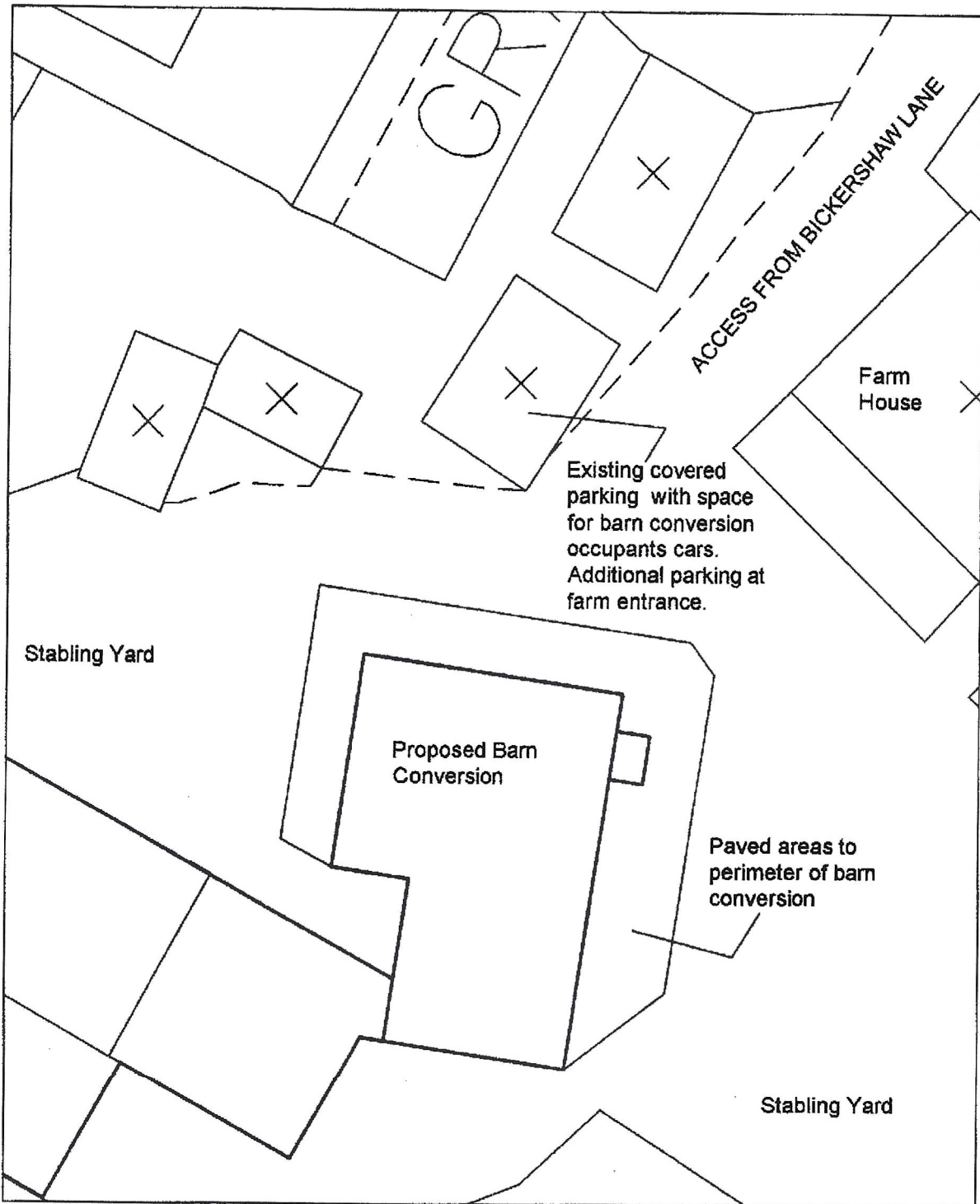


North Elevation



East Elevation

Proposed Elevations (1:200)



Stabling Yard

Proposed Barn Conversion

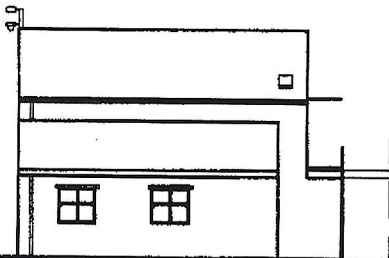
ACCESS FROM BICKERSHAW LANE

Farm House

Existing covered parking with space for barn conversion occupants cars. Additional parking at farm entrance.

Paved areas to perimeter of barn conversion

Stabling Yard



West Elevation

CLIENT

Mr McGovern

PROJECT

Barn at Naylor's Farm, Bickershaw

TITLE

Proposed Plans and Elevations

SCALE

1:100 +1:200

DATE

MARCH 08

DRAWN

PB

DWG No

BARN-02

P

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