



Two storey side extension and alterations to existing front Porch

Address: 1 Bottoms Hall Cottages,
Turton Road,
Tottington, Bury,
BL8 3QB

Green Belt Statement



1. Green Belt Statement

1.1 Introduction

This statement supports a planning application for a proposed extension to 1 Bottoms Hall Cottages, Tottington, located within designated Green Belt land. The proposal is assessed against Paragraphs 143 and 145(c) of the National Planning Policy Framework (NPPF), and Bury Council's Supplementary Planning Guidance Document 6 (SPG6).

1.2 Policy Context

Paragraph 145(c) of the NPPF permits extensions to existing buildings in the Green Belt provided they do not result in disproportionate additions over and above the size of the original building. SPG6 advises that, generally, extensions of up to one third (33%) of the original volume may be acceptable, subject to the preservation of openness and individual site circumstances.

1.3 Volume Assessment

- Original Dwelling Volume: 432.19m³
- Proposed Extension Volume: 165.16m³
- Percentage Increase: 38.21%

The proposed extension represents a 38.21% increase in volume over the original dwelling. This exceeds the general 33% guideline set out in SPG6 and is therefore considered a materially larger addition.

1.4 Impact on Openness

The extension has been designed to minimise its impact on the openness of the Green Belt:

- Located to the side of the property, screened from public views and neighbouring land.
- Scale and massing are proportionate and subordinate to the host dwelling.
- No encroachment onto undeveloped land only side garden area; respects the existing building line.
- Landscaping and boundary treatments will be retained to preserve visual amenity.



1.5 Very Special Circumstances

To justify the proposed increase beyond 33%, the following very special circumstances are presented:

- The extension is necessary to meet the functional needs of the occupants, including improved internal layout and modern living standards.
- The property's original configuration limits internal reorganisation without external expansion.
- The proposal enhances the sustainability and longevity of the dwelling, allowing continued residential use without compromising Green Belt objectives.
- No adverse impact on neighbouring amenity, ecology, or heritage assets.

1.5.1 - Functional Need and Modern Living Standards

- The original dwelling does no longer meet contemporary expectations for family living, particularly in terms of kitchen space, open-plan layout, or accessibility.
- The extension enables reconfiguration to support:
 - Multi-generational living or growing family needs.
 - Home working arrangements, which have become essential post-pandemic.
 - Improved circulation and daylighting, enhancing energy efficiency and wellbeing.

Example: A modest cottage with limited internal space may require a side extension to accommodate a combined kitchen-dining area, which is now a standard feature in modern homes.

1.5.2 - Site-Specific Constraints

- The original layout and structural configuration of the property limit internal adaptation without external expansion.
- The site is constrained by topography, boundary lines and existing infrastructure, making upward or alternative development impractical.

Example: A property with solid stone walls and low ceiling heights does allow for loft conversion or internal reconfiguration, necessitating a side extension.



1.5.3 - Preservation of Openness and Character

- The proposed extension is located discreetly (e.g., to the side), avoiding intrusion into open views or public vantage points.
- Landscaping and boundary treatments are retained or enhanced to screen the development.
- The extension respects the scale, materials, and architectural language of the host dwelling.

Example: A two-storey side extension with matching stonework and roof pitch, set within an enclosed garden, has negligible impact on perceived openness.

1.5.4 - No Precedent for Cumulative Harm

- The property has not previously been extended, and the proposal represents the only significant addition.
- There is no pattern of overdevelopment in the immediate area, and the proposal does not set a precedent for harmful cumulative impact.

Example: A first-time extension on this cottage, with no neighbouring extensions, avoids the risk of incremental erosion of Green Belt character.

1.5.5 - Sustainability and Longevity

- The extension improves the thermal performance and energy efficiency of the dwelling.
- It supports long-term residential use, reducing the need for relocation and associated environmental impact.
- The proposal aligns with national sustainability goals and Building Regulations.

Example: Upgrading an older property with insulated walls, energy-efficient glazing, and passive solar design reduces carbon footprint and future-proofing the home

1.5.6 - No Alternative Development Options

- There are no viable alternatives for achieving the required accommodation within the existing envelope.
- Loft conversions, basement works, or internal reconfiguration are either structurally unfeasible or would compromise the integrity of the building.

Example: A stone-built cottage with small roof void and shallow foundations cannot accommodate a loft or basement, making a side extension the only viable solution.



1.5.7 - Planning Precedents and Policy Flexibility

- Similar extensions have been approved in the locality under comparable circumstances.
- The proposal aligns with the spirit of SPG6, which allows flexibility based on individual site merits.

Example: A nearby property within the same Green Belt designation received approval for a 40% volume increase due to similar constraints and design sensitivity.

These factors collectively demonstrate that the proposal is a proportionate and justified enhancement that does not undermine the fundamental purposes of Green Belt designation.

1.6 Conclusion

The proposed extension exceeds the 33% guideline but has been carefully designed to preserve openness and character. Very special circumstances have been demonstrated in line with Paragraph 143 of the NPPF. We respectfully request that the application be considered favourably. Taken together, these factors demonstrate that the proposed extension at 1 Bottoms Hall Cottages is not only necessary and proportionate, but also respectful of the Green Belt's openness and character. The proposal does not conflict with the fundamental aims of Green Belt policy and satisfies the test of Very Special Circumstances under Paragraph 143 of the NPPF.