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439 Bury & Bolton Road

Radcliffe

Bury

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Green Belt Assessment

PROPOSED SINGLE STOREY REAR EXTENSION

Introduction

This green belt assessment has been written to support the associated Household Planning Application submission in respect of 439 Bury & Bolton Rd, Radcliffe, Bury.

The assessment will look to provide an overview of the site, its location and significance within the allocated green belt space as well as assess the proposals impact on the area and green belt while referencing relevant Planning Policy set forth by the Local Authority.

Site Analysis

The site is located along Bury & Bolton, Radcliffe. The proposal site forms part of a row of semidetached residential properties that overlook a large area of green space to the South of Bury and Bolton Road. As well as residential buildings, a number of commercial buildings can also be found in the area such as a Toby Carvery and a large site used for predominantly vehicular servicing and maintenance.

The site sits within the Green Belt as allocated by Bury Council and therefore development in the area is restricted by existing Planning policy.

A number of dwellings in the area have been either developed considerably or have had Planning Applications approved for large extensions within the last 2-3 years. Specifically

441 and 433 Bury and Bolton Road which have both been approved extensions that would increase the floor space of the dwellings by up to 51%.

Planning Policy

The Core Strategy policy G4 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated. Paragraphs 143 and 144 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 of the NPPF indicates that "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt", subject to the following exceptions:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- **c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - – not have a greater impact on the openness of the Green Belt than the existing development; or
 - – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Therefore, the main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development within the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.

Paragraph 79 of the NPPF also states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

The five purposes of including land in the Green Belt are outlined in paragraph 80 of the NPPF as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Generally it is considered that development which constitutes a 35% increase in build volume to a host dwelling within the green belt would be considered unacceptable.

Proposal

The proposal looks to provide a single storey rear extension 439 Bury and Bolton Road. The extension would propose an eaves level of 2.36m from ground level and a ridge height of 3.94m. The proposal would be constructed using the same materials as the existing dwelling with brick facades and a tiled pitched roof.

Assessment

When applying Planning Policy to the proposal, it is key to first understand the nature of the proposal is far smaller than extensions both existing and approved in the area, this would indicate that the proposed development is considered appropriate in principle.

The single storey nature of the proposal allows the extension to sit comfortably within the site while respecting the scale of the host dwelling. The scale of the proposal is considered to have very little impact on the green belt given the amount of development in the area. The extension does not contribute to any urban sprawl and would be a comfortable addition to the host dwelling.

With regards to appropriateness of the development, as previously mentioned, the development constitutes additional residential space in a single storey design which, as evidenced by local development, is an appropriate use. The existing volume of the host dwelling is 413m³ with the proposed extension / development volume being 93m³. This provides a total proposed volume of 495m³ resulting in a 20% increase in volume. As described the proposed volume is under the required 35% volume increase to the host dwelling and complies with section 'C' of Paragraph 145 of the NPPF.

Conclusion

Based on the above assessment, it is the opinion of this report that the development, by virtue of its scale and design, meets the requirements set forth in the SPD guidance. It is considered that the proposal does not consist of inappropriate development given the proposal is comfortably below the 35% requirement and does not contribute any negative factors to the green belt. It is also considered the development has little to no impact on the openness of the green belt given the nature of the extension and the scale and design of approved / allowed development within the area since 2016.