

National Policy

Chapter 13 of the NPPF relates to Green Belt Land. Paragraph 154 sets out that development in the Green Belt is inappropriate unless it falls within one of the definitions listed, which includes at point c) extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building.

Local Policy

Bury UDP policy OL1 (Green Belt) states that the Council will maintain a Green Belt, ensuring that it fulfils the strategic purposes (these are set out in paragraph 143 of the NPPF.)

This is also supported by SPD 8, New Buildings and Associated Development in the Green Belt and SPD 6, Alterations and Extensions to Residential Properties.

SPD 8 states *“Residential extensions should be proportionate to the size of the original dwelling, excluding any previous extensions carried out under permitted development rights or with planning permission. In general terms, the Council may allow an extension to be up to a third of the volume of the original dwelling.”*

SPD 6 states *“Proposals for domestic extensions in the Green Belt should not normally exceed a third of the volume of the original dwelling.”*

The proposed development

Volume of original dwelling - 320.5m³ (including 50.5m³ to be demolished)
(Please see attached OS plans from 1938/39 and 1955/56)

Volume of extended dwelling – 391.4m³

The additional volume (70.9m³) represents a 22.1% increase in volume.

The proposed extension would therefore accord with National and Local policies and would not result in a disproportionate addition to the original dwelling. It would be of simple, functional design with materials proposed to match existing and would improve the overall design and appearance of the original dwelling.

The proposed septic tank would be underground, with only the small inspection cover visible at ground level. As such, it would have no impact on the openness of the Green Belt and does not conflict with its purposes. The installation is a minor, ancillary form of infrastructure necessary for the functioning of the dwelling and will not introduce any above-ground built form or encroachment into the countryside.