

Planning Statement

Site Address: 8 Turton Cl Bury BL8 2EE

Proposal: Proposed Rear Extension and Garage Conversion

Applicant: Mrs. Samaneh Mohaghegh Dolatabadi

1. Introduction

This Planning Statement accompanies a Householder Planning Application for a single-story rear extension and garage conversion at 8 Turton Cl Bury BL8 2EE. The proposed extension has been designed in accordance with the submitted drawings (DEW/2025/12/26W/03 -08) and reflects the scale, materials, and character of surrounding residential properties. The proposal represents a modest form of development intended to improve the functionality, layout, and overall living accommodation of the existing dwelling.

2. Site and Surroundings

8 Turton Cl is a two-story residential dwelling located within an established suburban street in Bury. The area is predominantly characterized by detached dwelling with rear gardens and previously approved extensions of similar scale.

- The plot features rear amenity space capable of accommodating an extension.
- Existing layouts include living, kitchen, dining, bathroom, and bedroom spaces.
- Rear boundary treatment and neighboring extensions create a context where rear additions are common and acceptable.

The local setting demonstrates a varied urban form where single-story extensions are typical. Therefore, the proposed scheme sits comfortably within the established pattern of development.

3. The Proposal

The proposal consists of a rear extension and garage conversion designed to enhance internal floor space and create improved kitchen, dining, bathroom and living accommodation.

- The extension extends to the rear within the building line typical for the area.
- Materials match the host property, maintaining architectural coherence.
- Roof lights are included to maximize internal daylighting.
- No alterations are proposed to the principal elevation.
- The proposal does not exceed the height or massing expected for a single-story rear extension.

The proposed development therefore maintains residential character while improving living quality.

4. Planning Policy Considerations

National Planning Policy Framework (NPPF)

The NPPF supports extensions to improve existing homes where they:

- Do not harm neighbour amenity
- Integrate well with the existing dwelling
- Maintain local character

Bury Council Local Plan & Householder Guidance

The proposal complies with relevant guidance because:

- The extension does not dominate the host dwelling.
- The design is subordinate and sympathetic.
- The development sits within acceptable rear extension limits.
- No significant loss of green space or visual amenity occurs.

5. Design and Amenity

The proposal has been carefully designed to protect the amenity of neighboring occupiers:

- No harmful overshadowing or loss of light is expected.
- The single-story height avoids overbearing impact.
- Side boundary distances remain acceptable.
- No windows create overlooking concerns.
- Roof lights provide internal lighting without compromising privacy.

Overall, the extension maintains a high standard of residential amenity in accordance with planning policy.

6. Highways and Parking

The proposed garage conversion does not reduce parking provision. Access to the dwelling remains unchanged and the scheme will not create any additional parking pressure. No impact on highway safety or access.

7. Conclusion

The proposed rear extension and garage conversion at 8 Turton Cl Bury BL8 2EE represents a proportionate, policy-compliant, and contextually appropriate form of residential development. The design respects local character, maintains neighbor amenity, and improves the useability of the dwelling.

It is therefore respectfully requested that planning permission be granted for this application.