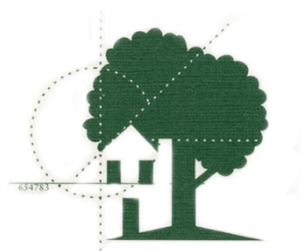


PLANNING STATEMENT

R T DESIGN



Architectural and Surveying Services

25 Seymour Drive, Bradshaw, Bolton, BL2 3HB

PLANNING APPLICATION REF 73041
1 CAMDEN CLOSE, AINSWORTH, BL2 5RH

This application is for first floor extension over the existing garage with a two storey extension to the side to form a link to the existing garage.

Comments have been raised by the LPA relating to the size of the extension in relation to the property being within the Green Belt and exceeding the 33% limit, therefore requiring the application to demonstrate very special circumstances.

The existing and proposed volumes of the property are :

Existing house and garage - 436.8m³

Existing extension - 126.9m³

Proposed extension - 133.5m³

The proposed extension would represent an increase of 23% over the current house, bringing the total volume of extensions to 59%

The current property is a 4 bedroom detached house. The family have 3 children, two adopted boys and a daughter. The family are expecting a fourth child and are looking to provide additional bedroom space to allow for the increase in the size of the family.

A previous planning application for the property, Ref 66667 was submitted in 2021, to increase the size of the garage to provide an annexe bedroom and bathroom. This application was approved but never built. With regards to the increase in size, the officers report stated :

Green Belt and visual amenity - The site is located within the Green Belt. Together with the previous extensions which have previously been carried out on the dwelling, the total volume which would be added to the original property would be 78%, which is substantially more than the third generally allowed.

The proposed extensions to the floor area and height of the garage would be relatively minimal and of a scale which would be appropriate and associated with a residential development and not of significance to have an adverse impact on the Green belt or street scene. The infill extension would again be relatively minimal at 2.8m wide at the maximum point and the roof connecting to the eaves of the garage.

The new driveway and access would be located at the front of the property and similar to the arrangements of the other houses on the property.

Materials for the garage and infill extension are proposed as render. Whilst none of the other properties in the cul de sac have a render finish, given the relatively small scale development and that other properties could be rendered without permission it is considered this material is appropriate.

The property is within a semi urban setting and surrounded by residential properties within an established residential estate and such, the proposed development is considered not to have an adverse impact on the openness of the Green Belt or the street scene and would comply with OL1/2, H2/3 and EN1/2.

Therefore we submit that the very special circumstances are :

- The proposed extension would result in a smaller increase than the previously approved application.
- Whilst this proposal does differ in that it is a first floor extension, the proposed extension would be classed as a supplementary family annexe and would meet the requirements of SPD 6. The rear window would not be a habitable room and the only habitable room window would be to the front elevation, facing the street. The side elevation wall would be a blank wall and would be 16metres from the nearest habitable room window at No17 Camden Close.
- When considered against the Places For Everyone Joint Development Document, the proposals would comply with the requirements of :

Places for People

Promoting Inclusion :

9.1 Delivering a more inclusive Greater Manchester is at the heart of everything that the Greater Manchester Strategy is trying to achieve. Many people are unable to find a suitable home that they can afford.

9.2 The plan has an important role in helping to address these inequalities and disadvantages. A key aim must be to enable the full potential of every person and every place to be realised. Residents should be able to actively contribute to decisions about places that will affect them.

9.3 Supporting these social improvements is clearly of fundamental importance in its own right but will also help to deliver more sustainable economic growth in the long term. Delivering them will require a collaborative approach between the GMCA, local authorities, residents, developers and other organisations.

9.4 This plan promotes greater inclusion in a wide variety of ways, some of which are set out in this chapter but many of which will be delivered through other parts of the plan. Such measures include:

- Delivering sustainable places that can meet the needs of all sections of communities, both now and in the future.
- Achieving the high quality, inclusive design of places and developments
- Enabling all residents to lead healthier lives in safer places with good access to facilities that support health and wellbeing.
- Supporting greater inclusion through the design and implementation of individual development proposals.

Sustainable Places

9.5 Greater Manchester consist of a varied network of places, both urban and rural, many with strong and proud identities. If this plan is to have a positive impact, then a key aim is to raise the quality of all places in a way that is sustainable in the long term. This will enhance the wellbeing for residents.

9.9 If quality of life is to be enhanced then it will be vital to maximise the opportunities that our places offer and limit the constraints that they place on how people live. All neighbourhoods must be designed to enable residents to live healthier, happier and more fulfilling lives, with the barriers to doing so minimised as far as possible. This must include recognising and responding to the difficulties that people may face due to age, disability, illness or financial circumstances. Achieving all of this will help to ensure that all places are characterised by empowered and informed residents.

Conclusion

We would therefore conclude that the proposed extension would be acceptable given the very special circumstances of the requirements of the family to provide adequate living accommodation for their growing family.

The restrictions placed on the size of the house, due to the limits applied on the grounds of Green Belt would be excessive, given that the dwelling is within a semi urban setting and surrounded by residential properties within an established residential estate.

Applying this restriction would affect the wellbeing of the families future development within their home and would go against the aims and proposals as set out in the Places For Everyone Document.