

Planning Statement and Green Belt Justification

Construction of a Combined Rear Single Storey & Basement Extension and Front Elevation Rebuild With Habitable Porch

39 Bradshaw Road
Mr and Mrs Kenyon
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1. Introduction

1.1. This Planning and Green Belt Justification Statement supports the application for planning permission for the construction of a rear single storey extension & combined basement extension and front elevation rebuild with habitable porch for applicants Mr and Mrs Kenyon who live at 39 Bradshaw Road, Bury.

1.2 This Statement has been produced by Mr & Mrs Kenyon

2. The Application Proposal

The existing property mostly requires a complete refurbishment, redesign and extensions to be able to accommodate the Kenyon family's living requirements. The property will be brought up to current building regulation standards and be designed to improve the liveability whilst improving the energy efficiency of the property. The development strategy has been configured to adapt with the current site and location of the property by maximising the natural aspects and views complimentary to the elevations in a rural context. This creates an efficient use of space inclusively whilst honouring the rural

heritage of the property. The property is undivided and established within a collection of rural properties with similar characteristic building improvements and additions and as such, additions to the property's appearance will harmonise its characteristics with neighbouring properties. To reduce the impact of the rear extension and habitable porch the design uses the same roof line as neighbouring properties. With the design being respectful and appreciative of the surroundings we do not believe it will affect the openness of the greenbelt.

Original dwelling volume - 185m³

Proposed dwelling volume - 241m³

3. **National, Regional and Local Planning Policy**

National Planning Policy

3.1 National Planning Policy Framework . Paragraph 145 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) provision for appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation;
- c) extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building;
- d) replacement of a building, providing 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 community needs under policies set out in the development plan (including policies for rural

exceptions 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.

4. **Summary & Conclusion**

We have carefully and thoughtfully designed the extensions and a much needed structural improvement to the property which will be appropriate to the area and use local materials whilst being respectful of the surrounding greenbelt. The completed development would refurbish the existing house and with the additions will create a charming example of a rural property, designed for contemporary living and for the enjoyment of the family. The Kenyon's will create an outstanding family home. We welcome your comments and input on the project. Please contact us if you would like to discuss the proposal in further detail.