

Green Belt Statement

Introduction

The site has been confirmed to lie within the Green Belt.

The volume of the dwelling has been calculated to be 400m³.

Bury Councils SPD confirms that additions to properties within the Green Belt will be limited to 33% of the volume original dwelling.

Paragraph 145 (c) of the NPPF notes that extensions to dwellings can be appropriate provided they do not result in disproportionate additions over and above the size of the original building.

Proposal

The proposed addition to the property is a detached structure located on the driveway/parking area for the dwelling. This is separated from the property itself by Castle Street. As the structure is separated from the dwelling it doesn't have an overbearing effect on the site or the Green Belt in the same way an attached extension would.

The structure has been designed to be 33% of the original dwelling with a volume of 132m³. This volume includes the open area beneath the roof that is to provide a covered area but has no walls.

The volume proposed will comply with the Council's SPD and as 2 of the 3 bays are open the proposal has a lesser impact on the openness of the Green Belt as a fully walled garage would (as per the existing garage to the east of the site).

The siting of the proposal is between existing garages for the neighbouring dwellings so there are very limited views of the structure. The structure will also well screened from views to by existing dwellings to the south and from all other directions by mature landscaping. The site is also elevated so there are no views of the proposal from the west on Rowlands Road due to levels. This means there can be very little impact (if any) on the openness of the Green Belt.

Summary

The proposal has been designed within the size limits of planning policy. The proposal doesn't impact on the openness of the Green Belt due to its well screened position and the fact that 2 of the 3 bays are open themselves.

It is our view the proposal is appropriate development within the Green Belt and should receive planning consent.