



Green Belt Report

4 Acre Cottage, Harwood Road, Bury, BL8 3PT

Author
Date

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Executive Summary

SKY Design & Consulting Limited have been appointed as project agents by Martin and Davinia Nally to undertake all architectural works and application management for the proposed two storey rear extension and detached garage to their residential dwelling, located at 4 Acre Cottage, Harwood Road. This document is to supplement the planning application and provide support and context to the proposed development located within the Green Belt.

Location

The site address is 4 Acre Cottage, Harwood Road, Bury, BL8 3PT.

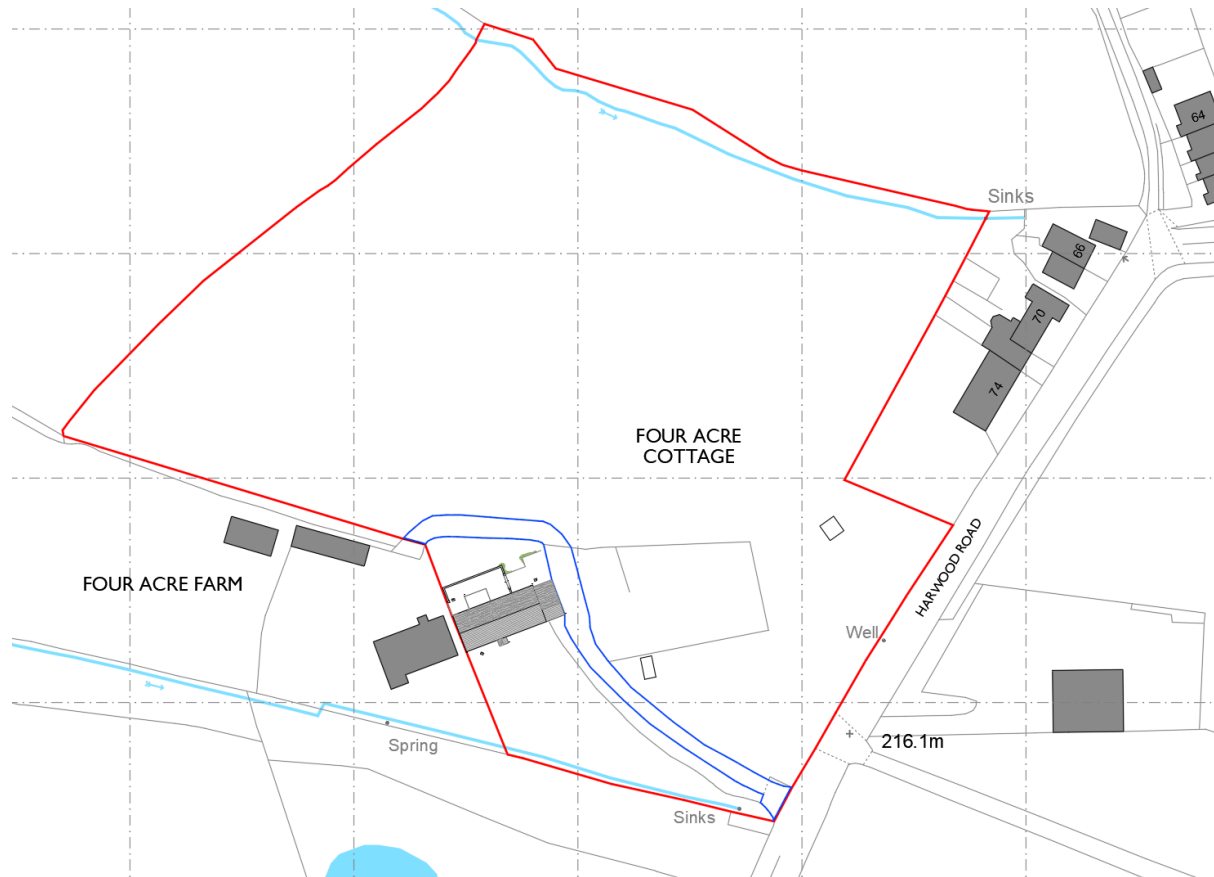


Figure 1 | Location Plan – site edged red | not to scale

The application site is located relatively close to the Green Belt boundary as highlighted within 'Figure 2' below. In planning terms, the site is in an area of Green Belt (Policy OLI), West Pennine Moors (Policy OL7) and Special Landscape Area (Policy EN9). The surrounding context to the site is a mixture of residential and agricultural, with a clear association with the built surrounding context along Harwood Road.

The property is set back from the highway and accessible via a sweeping driveway from Harwood Road to the east.

The property sits in an elevated position from Harwood Road and subsequently provides private amenities and outdoor space to the application property.



Figure 2 | Green Belt Boundary – red dot denotes site location | not to scale

Existing

The property is a detached dwelling, formerly serving agricultural usage, finished predominantly with white rendered façades and grey slate roof.

The property is a substantial 2-storey dwelling with single storey structures to the side and rear elevations respectively and an entrance porch to the front elevation. The window arrangements are in linear formation and generally consistently spaced.

There is a long driveway that provides access from Harwood Road to the private car parking hardstanding area to the side of the property. The driveway is under the applicant's ownership but holds a right of way over it to allow access to the neighbouring property, Four Acre Farm.

Four Acre Farm is a detached stone-built property sited directly west of the application property and was reconstructed in relatively recent past. Four Acre Farm also has 2 No significant out-buildings located to the north-west of the main property – see 'Figure 6' below.



Figure 3 | Front Elevation



Figure 4 | Rear Elevation



Figure 5 | Side Elevation

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Figure 6 | Relationship between application Site (left) and neighbouring Four Acre Farm

Source – Google Maps



Figure 7 | Extent of Application Site boundary

Source – Google Maps

Proposed

The proposed development comprises of 2No elements:

- a two-storey staggered rear extension
- detached garage

The proposed eaves line will run continuously with the existing roof construction, with the ridgeline to the dual gables sitting notably lower than the ridge to the main roof.

The existing single storey structure will be demolished to accommodate the new wall constructions.

The proposed external wall will be faced with randomly coursed stone to the ground floor element to provide a plinth effect, with rendered façade to the stepped first floor element to match the existing façade.

The proposed roof construction will be finished with natural grey slate to match existing. All fascias and rainwater goods will be black uPVC to match existing.

The volume calculations provide reassurance that the proposed extension is not disproportionate in scale compared with the existing dwelling, with an increase of 14m³.

Volume calculations

Existing volume 1,144.6m³

Proposed extension volume 197.8m³

Increase in volume 17.3%

The proposed footprint does not detrimentally affect the adjacent neighbour at No. 194 Bolton Road as demonstrated when the 45° rule is applied – refer to drawing ref no: '23021 – 101 Proposed Site and Location Plans'.

The Proposed scheme is comfortably within proportion with the existing property and surroundings and is easily accommodated within the site.

The proposed detached garage is scaled to suit the proportions of the existing single storey structure to the dwelling on the opposite side of the driveway. It has been clad with a timber façade to provide an agricultural aesthetic and be sympathetic its surrounding.

Development Context

There have been residential developments within the Green Belt of varied scale of the past circa 10 years, some within immediate vicinity of the application site.

Whilst all of these developments are to be reviewed on their own merit, it is clear that there would be no detrimental effect to neighbouring properties or the Green Belt on a wider scale as a result of the proposed scheme outlined in this application.



Figure 8 | Local Development Sites | not to scale

Figure 8 provides clarification of local development sites located within the Green Belt.

Justification Summary

It is proposed that the intended development can be justified despite Green Belt restrictions for the following reasons:

1. The proposed extension is located to the rear of the dwelling and will not be visible from any public highway, subsequently not have any adverse effect on the existing street scene.
2. The scale of the development will not have an impact on the openness of the Green Belt.
3. The proposed detached garage is negligible in scale and does not impact any persons or properties.
4. The proposed extension is not disproportionate in scale to the existing dwelling – only 17.3m³ increase in volume.
5. The design is in keeping with the existing rear façade and adjacent neighbouring property.
6. The proposed materials to the detached garage provide a sub-servient appearance and agricultural aesthetic to suit the local vernacular.
7. The sunken patio area accommodating the proposed extension is not used by the applicants due to existing sun paths. The proposal will provide a positive usage for the space and allow occupants to better utilise the vistas over the farmland to the rear.
8. The footprint of the proposed extension does not impinge upon the restrictions of the 45° rule in relation to the adjacent neighbour, Four Acre Farm – please refer to drawing ref no: '23021 – 101 Proposed Site and Location Plans'.