



GREEN BELT & DESIGN STATEMENT

Detached single storey garage & garden room

Claremont
Hollymount Lane
Tottington
Bury
BL8 4HP

1.1 Type of Application:

This Statement accompanies the detailed planning application for a detached single storey garage to one side, and a garden room to the other side of Claremont, Hollymount Lane, Tottington

1.2 Location of Proposed Development:

Claremont
Hollymount Lane
Tottington
Bury
BL8 4HP

1.3 Description of Proposed Development:

The erection of a detached single storey garage and a garden room

1.4 Document First Compiled: November 2022

- 1.4.1 Revised December 2020
section 6.0 Green Belt - 6.1-6.18 amended, section 7 appendix added

1.5 Applicant:

Mr and Mrs Nuttall
Claremont
Hollymount Lane
Tottington
Bury
BL8 4HP

1.6 Architect:

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info@fparchitects.co.uk

2.0 Design

2.1 This application seeks planning approval for a detached single storey garage and a separate garden room to the opposite side of the house

2.2 Further to contemporary additions to the main house, in September 2018 planning permission was granted for a detached garage in contemporary style to match the house extensions (planning application number 62986). This application seeks approval for a garage in the same location, designed in the same style. However, the new proposal is for a smaller garage than that approved in 2018.

2.4 The garden room, to be located in the garden to the opposite side of the house to the garage has been designed in a style to match the proposed garage

2.5 As well as the garage approved in 2018, the new garage and garden room have been designed with a flat roof to match the recent extensions to the main house. The new design therefore extends the design aesthetic introduced through the new additions to the main property, ensuring a streamlined design throughout the site. As the modern architectural style complements the main dwellinghouse and serves to elevate its status within the site, so too does the design of the new garage and garden room.

2.6 As a departure from the previously approved garage, it is proposed to finish the new garage and garden room in a contemporary timber cladding. The finish has been chosen to complement the bucolic surroundings of the proposed structures.

3.0 Massing

3.1 The modern aesthetic forms a running theme throughout the new additions, both deliberately contrasting with the existing property and adopting a form that minimises the mass of the additions.

3.2 The new garage retains the same 2.8m height as the 2018 approved garage. However, the previous garage had a volume of 166m³ while the smaller garage proposed under this submission has a reduced volume of 122m³.

4.0 Siting

4.1 The siting of the new garage has been considered. It remains in the same location as the 2018 garage but the reduction in size allows for the garage to be rotated with the garage door now facing the main house.

4.2 The garden room has been located on an existing patio area to best enjoy views over the property's garden and the surrounding countryside

5.0 Materials

5.1 Both new structures are to have flat roofs finished in grey single-ply roofing membrane with an anthracite pressed metal fascia. Windows and doors are to be in matching anthracite and the walls of both buildings are to be finished in contemporary timber cladding

6.0 Green Belt Statement

6.1 The following statement sets out the site's recent planning history in advance of addressing paragraph 10.10 of the Bury Council 'Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties' dated January 2020

6.2 In 2016 planning approval, reference 60718, was granted for works at the application property as follows;

6.2.1 *Single storey extension at side and single storey link extension to existing outbuilding/annex at rear with new parking area and detached garage*

6.3 The following information was provided within Design and Greenbelt Statement that accompanied the submission;

6.3.1 *The scheme has been designed to maximise the views across the countryside beyond the curtilage of the site. However the guidelines set out for the extension of buildings within the Green Belt have been considered. The above ground floor area of the existing building are (the cellar area has not been included);*

House - 427m²

Annex - 97m²

It is proposed to remove the existing side extension and rear porch

existing extension - 24m²

rear porch - 7m²

The areas of the new extensions are;

Side extension - 44m²

Rear link extension - 28m²

The extensions create an overall increase of 41m² and are 18% of the house area (calculated after the removal of the porch and existing extension). Therefore the proposal is well under the usually accepted limit of a 30% increase.

6.4 In 2018 planning approval, reference 62986, was granted for works at the application property as follows;

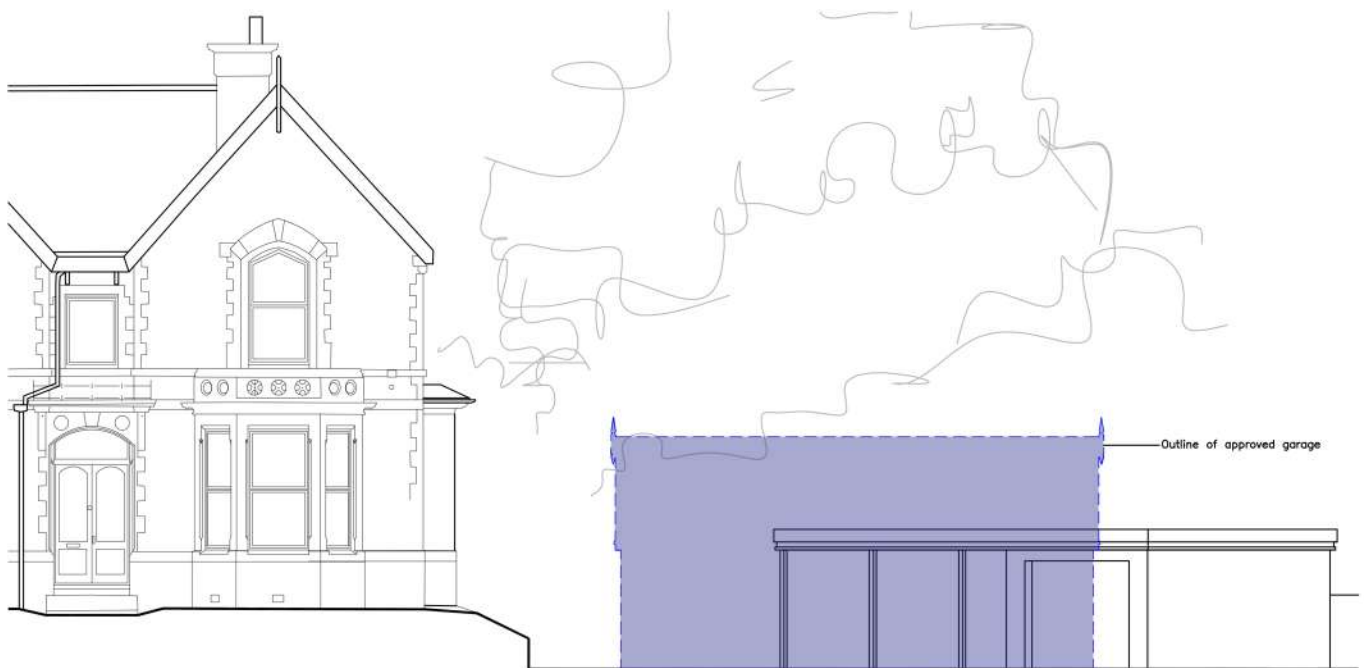
6.4.1 *Erection of detached single storey garage*

6.5 The garage was in lieu of the garage approved under the 2016 application. The following statement was provided within Design and Greenbelt Statement that accompanied the submission

6.5.1 *The garage being largely an open but covered area by virtue of a carport, rather than an enclosed structure, means there can be a significant reduction in the volume of the enclosed space when compared to the approved garage. approved garage - 225m³ proposed garage - 166m³.*

The height of the new proposed garage is 1.8m lower than the approved garage, at 2.8m at its highest point. This can be seen in context on plan reference 794.02-P22 which shows the scale of the new proposed garage compared to the consented development. With open sides on three elevations and a lower roof height, when viewed from both the house and Hollymount Lane the visual impact of the new proposal is substantially reduced when compared to the approved garage proposals.

6.6 Furthermore, the following diagrams were included in the Design and Greenbelt Statement that accompanied the submission that was approved in 2018



6.6.1 Front Elevation



6.6.2 Side Elevation

6.7 As set out in the previous sections of this document, this submission seeks approval for a smaller garage in the same location as the garage approved in 2018, reference 62986, as well as a garden room

6.8 The Bury Council 'Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties' dated January 2020, states the following in paragraph 10.10 on page 27, regarding development in the Green Belt

6.8.1 *Large areas of the Borough are designated as Green Belt and proposals for domestic extensions in such areas will be strictly controlled to ensure that proposals do not impact on the basic character and appearance of the Green Belt. Proposals for domestic extensions in the Green Belt should not normally exceed a third of the volume of the original dwelling. However every application is assessed on its own merits. A statement of Very Special Circumstances will be required if the extension is considered to be materially larger than the original building.*

6.9 To meet the Bury Council planning department's requirements this Green Belt and Design Statement has been prepared. The volumes of the original house, afore mentioned approvals and the additions proposed under this submission are below.

6.9.1 The volume of the original house and outbuilding have been calculated based on the existing drawings submitted with the 2016 application (see drawings in appendix). However the conservatory and rear porch that were removed under that approval to make way for the new extensions have been deemed later additions and have not been included in the calculation

6.9.2 Volume of original house - 1922m³, Volume of original outbuilding 418m³

6.9.3 Volume of 2016 approved side extension and link extension - 264m³
Volume of 2016 approved detached garage - Not Built - 225m³

6.9.4 Volume of 2018 approved detached garage - Not Built - 166m³

6.9.5 Volume of 2022 submitted detached garage - 122m³
Volume of 2022 submitted garden room - 71m³

6.9.6 Should planning approval be granted for the new garage and garden room, the total additional volume, including the built 2016 extensions would be 457m³

6.9.7 This total equates to 19.5% of the original, built volume of house and outbuilding

6.9.8 Indeed, the total volume of the 2022 proposed garage and garden room - 193m³ - is less than the volume of the garage approved under the 2016 planning approval

6.10 The volumes set out in 6.9 demonstrate the sum total of existing and proposed additions to Claremont, on Hollymount Lane, are well within the size parameters for support set out in the Bury Council 'Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties' dated January 2020.

6.11 Previous sections of this document have addressed the design of the proposals and how they address the existing property both aesthetically and in volume. Below, this statement sets out the purposes for including land in the Green Belt and assesses the impact on the openness of the Green Belt,

6.12 The five purposes of including land in the Green Belt are:

- 6.12.1 To check the unrestricted sprawl of large built-up areas
- 6.12.2 To prevent neighbouring towns from merging into one another
- 6.12.3 To assist in safeguarding the countryside from encroachment
- 6.12.4 To preserve the setting and special character of historic towns
- 6.12.5 To assist in urban regeneration by encouraging the recycling of derelict and other urban land

6.13 The site lies within a ribbon of development including houses and a school. Therefore, a single storey garage and garden room within the property's domestic curtilage will not have any effect on the unrestricted sprawl of built up areas

6.14 The single storey garage and garden room will not create an issue of neighbouring towns merging. The application site has houses to either side of it, along Hollymount Lane

6.15 Set within a ribbon of development, the proposed garage is located a significant distance away from the boundary to the domestic curtilage adjacent to open fields. Furthermore, the proposal is in lieu of a larger, planning approved garage in the same location. Likewise, a garden room within domestic curtilage will not result in encroachment into the countryside

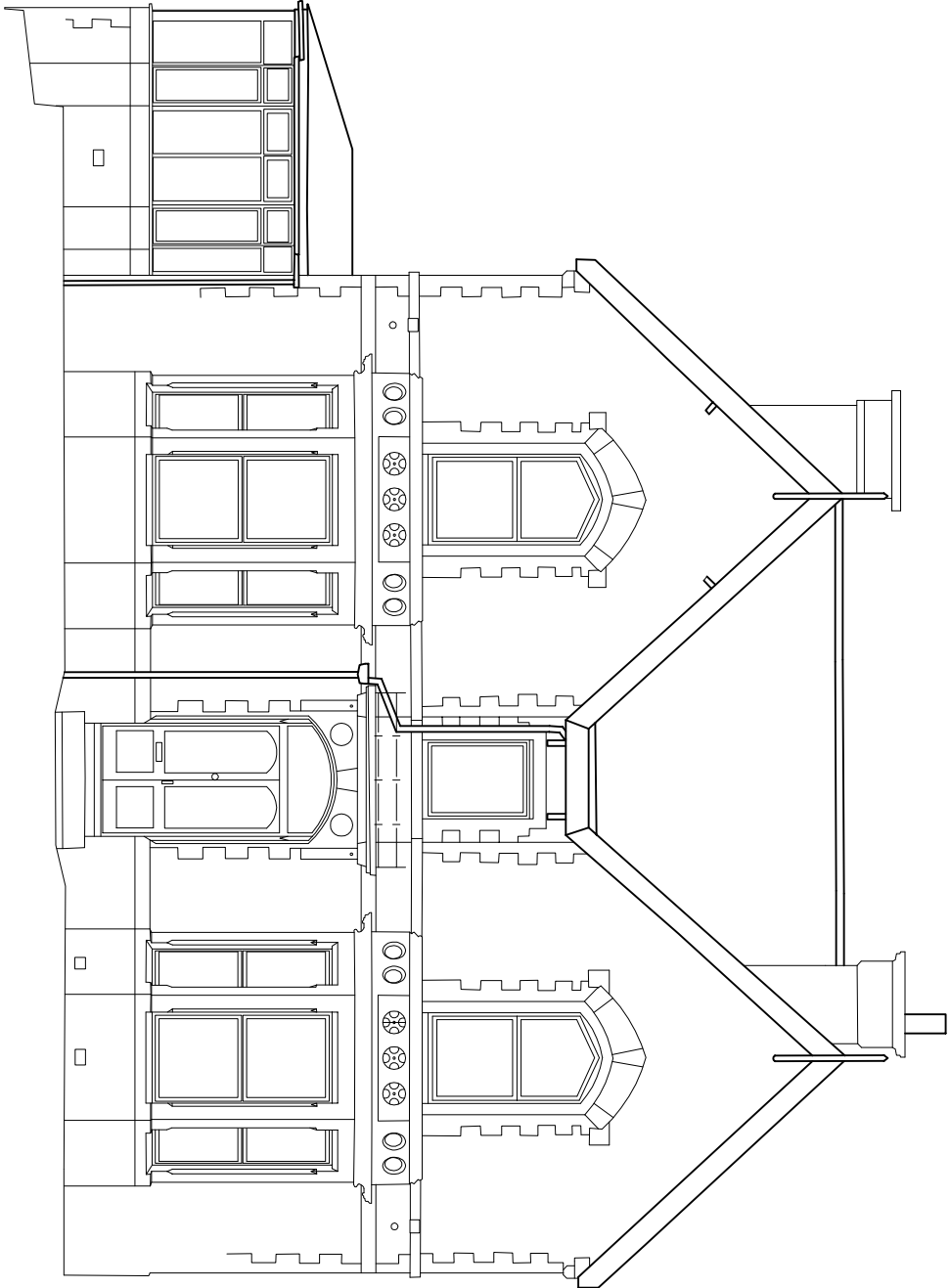
6.16 The proposals have been designed to complement existing additions to the property and in a style that has received previous approval. The additions will not have a detrimental effect on their surroundings

6.17 The single storey garage and a garden room on a domestic property will not have an effect on the recycling of derelict and other urban land

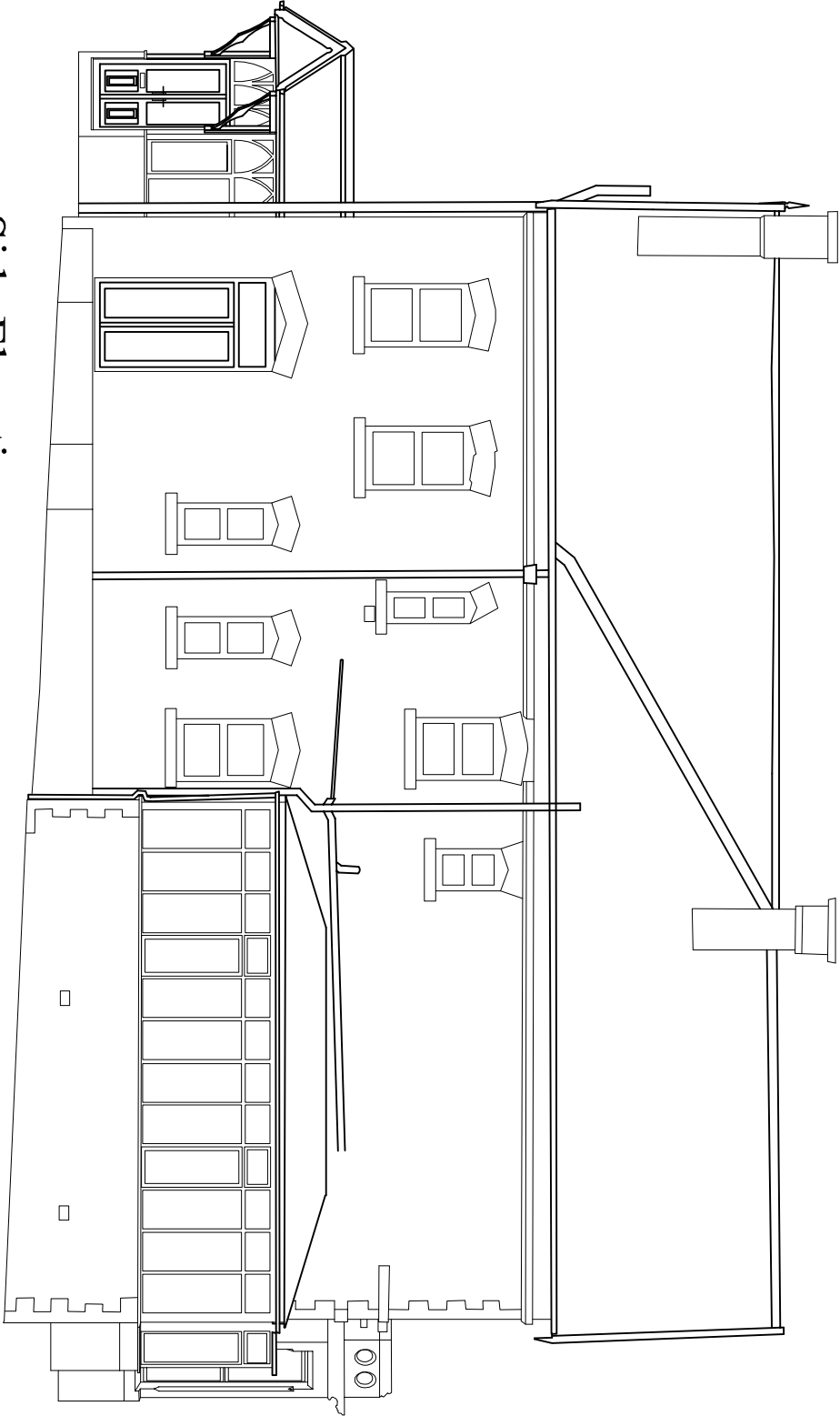
6.18 It is considered all points defining the Green Belt have been addressed and granting planning approval for this submission will not have a detrimental impact the Green Belt

7.0 Appendix

7.1 The drawings on the following pages accompanied the 2016 planning application and illustrate the house as existing at that time.



Front Elevation



Side Elevation

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PROJECT :

EXTENSION & ALTERATIONS - CLAREMOUNT
HOLLYMOUNT LANE, GREENMOUNT

DRAWING TITLE :

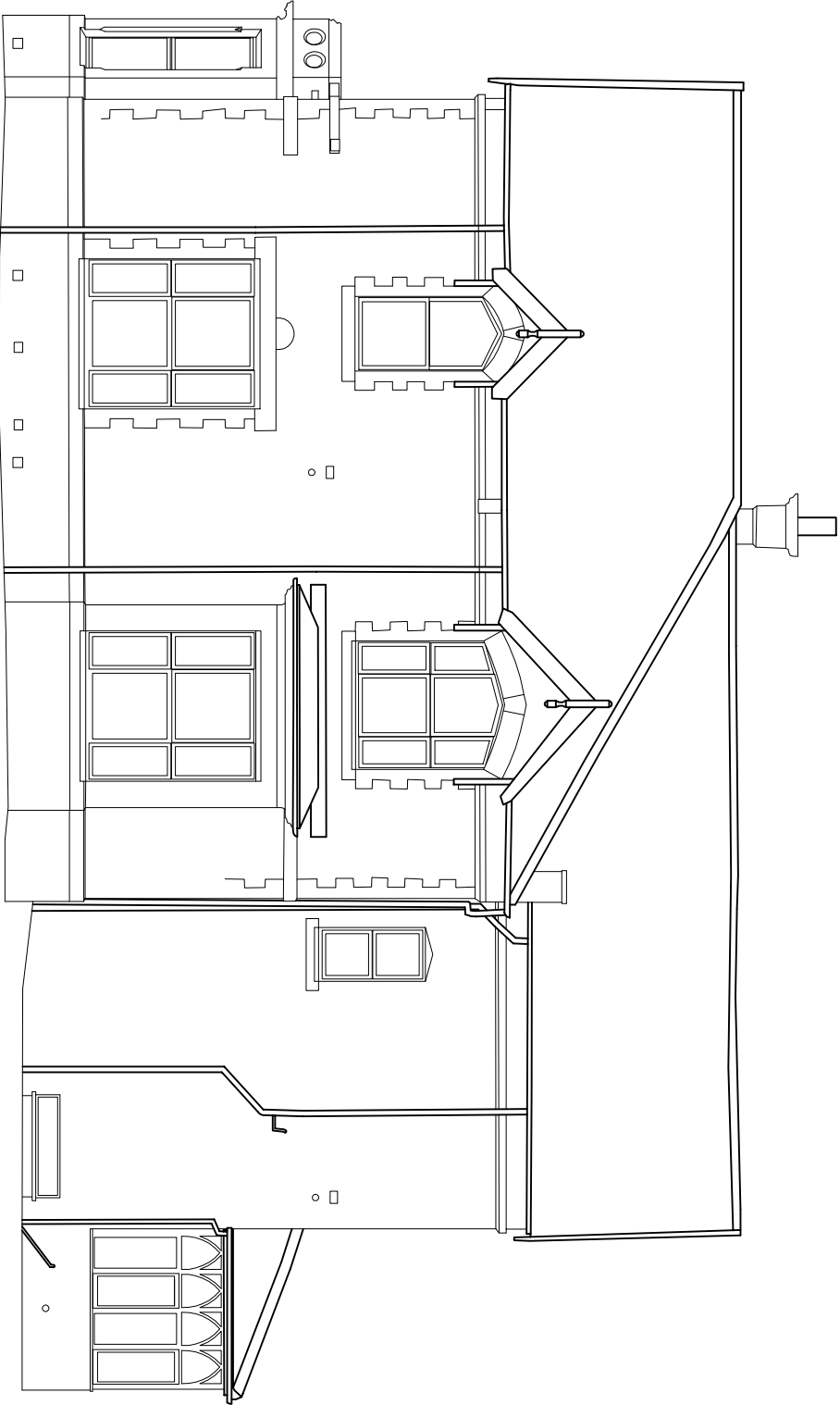
EXISTING ELEVATIONS 1

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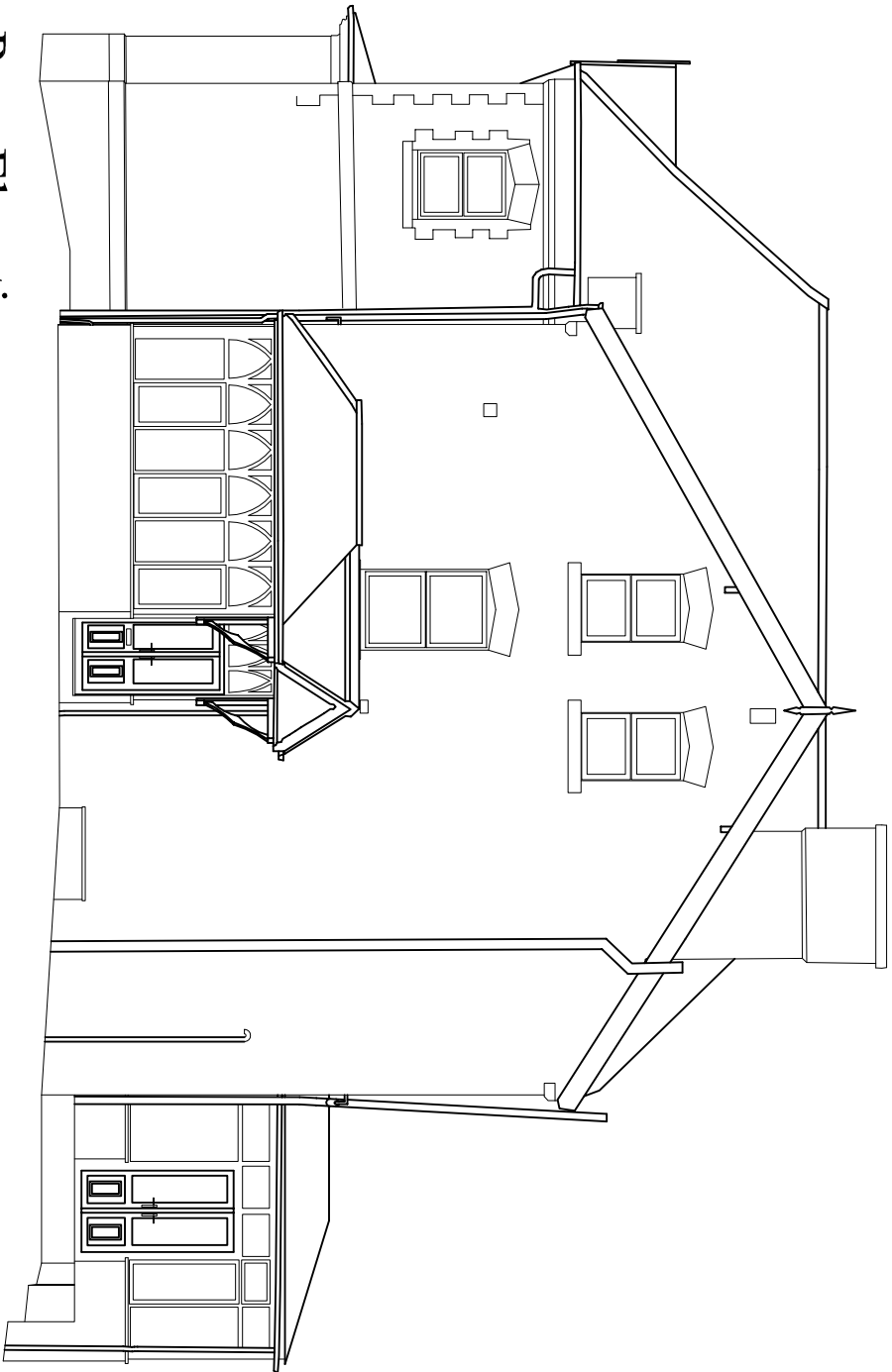
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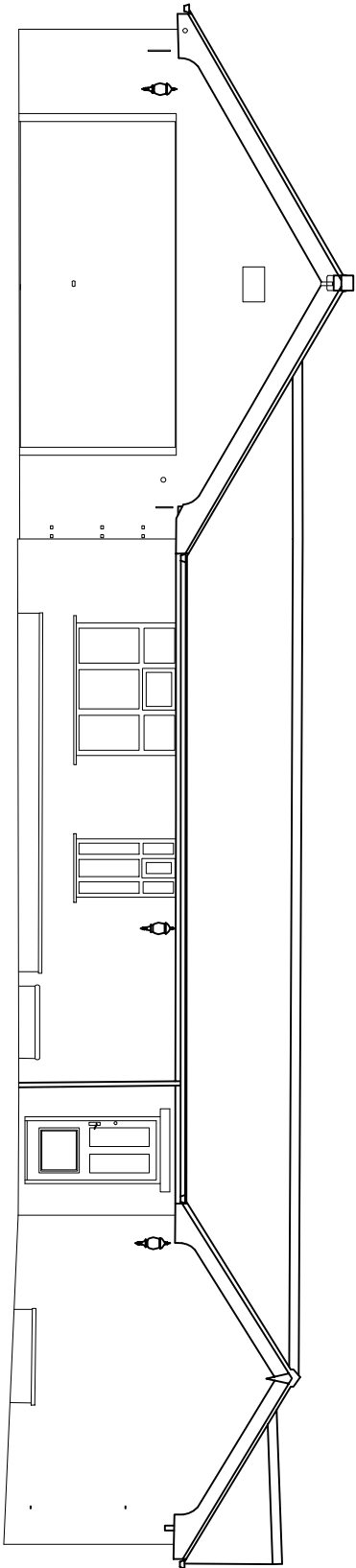
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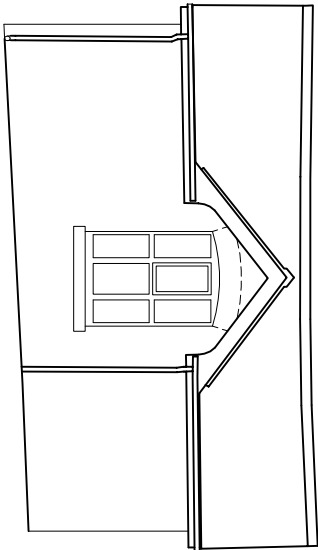
Side Elevation



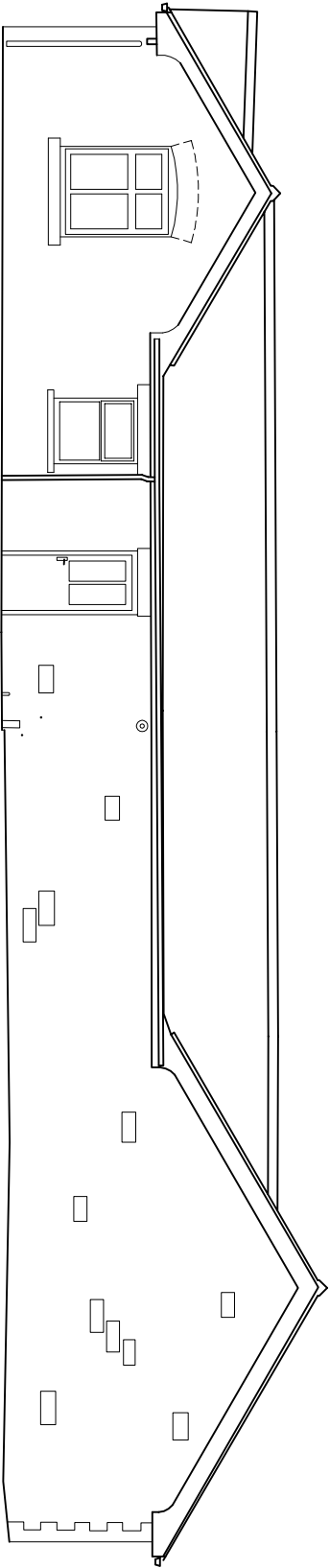
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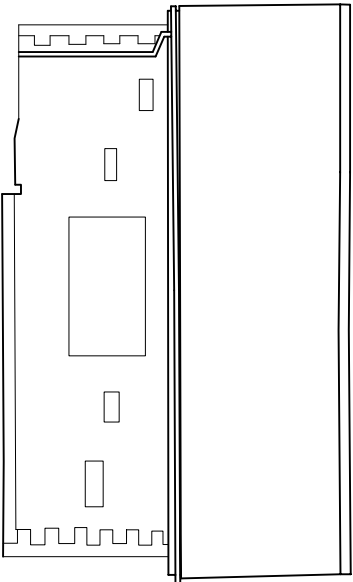
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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PROJECT :

EXTENSION & ALTERATIONS - CLAREMOUNT
HOLLYMOUNT LANE, GREENMOUNT

DRAWING TITLE :

EXISTING ELEVATIONS 3

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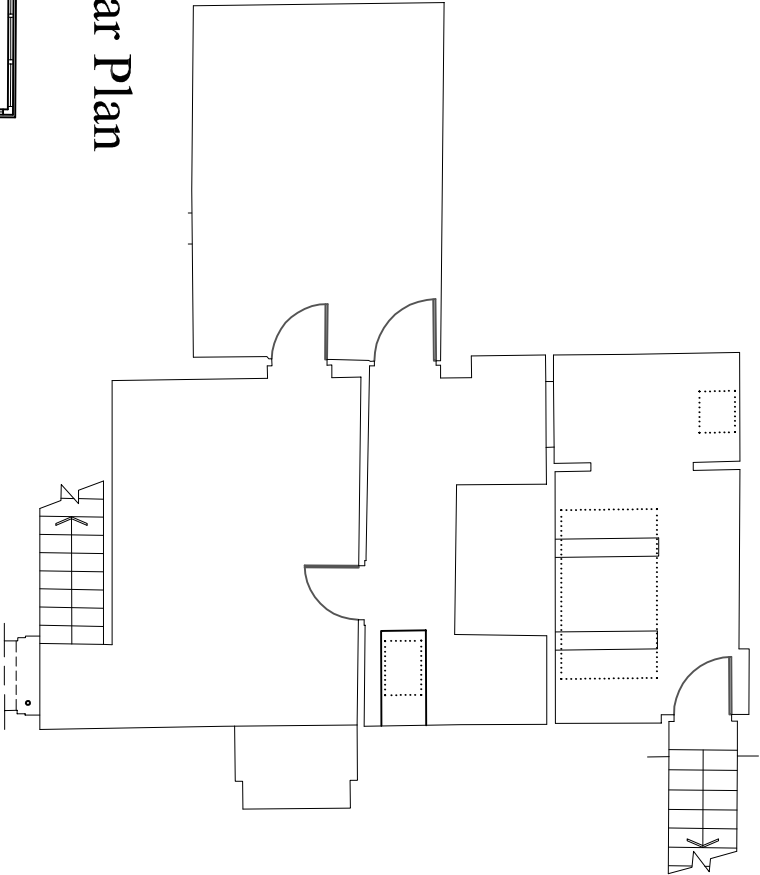
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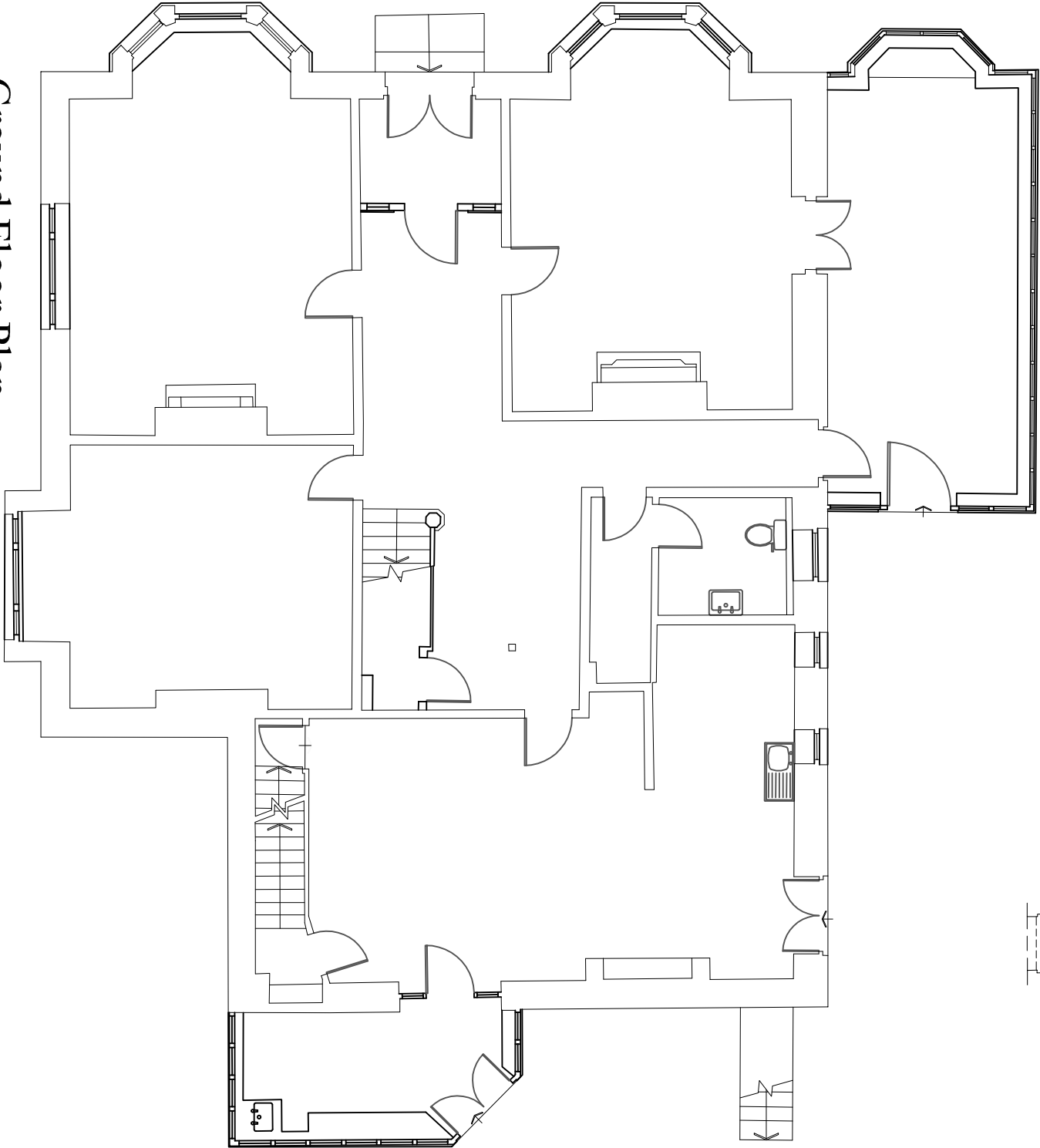
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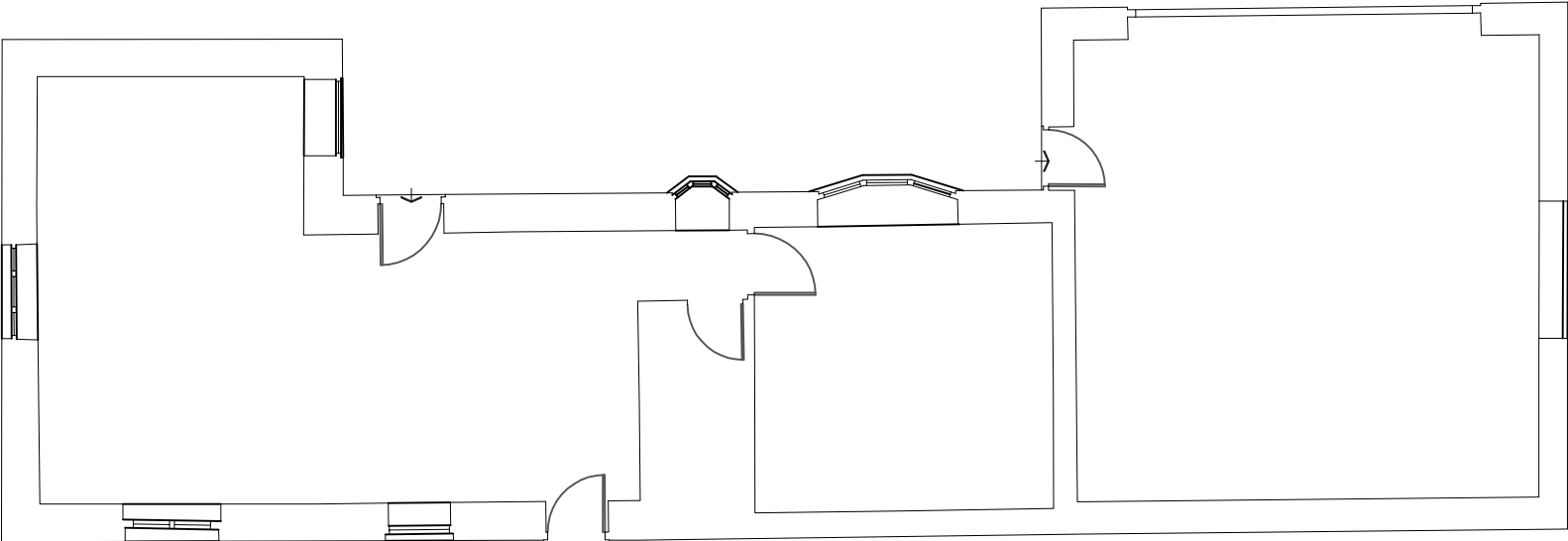
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Cellar Plan



Ground Floor Plan



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PROJECT :

EXTENSION & ALTERATIONS - CLAREMOUNT
HOLLYMOUNT LANE, GREENMOUNT

DRAWING TITLE :

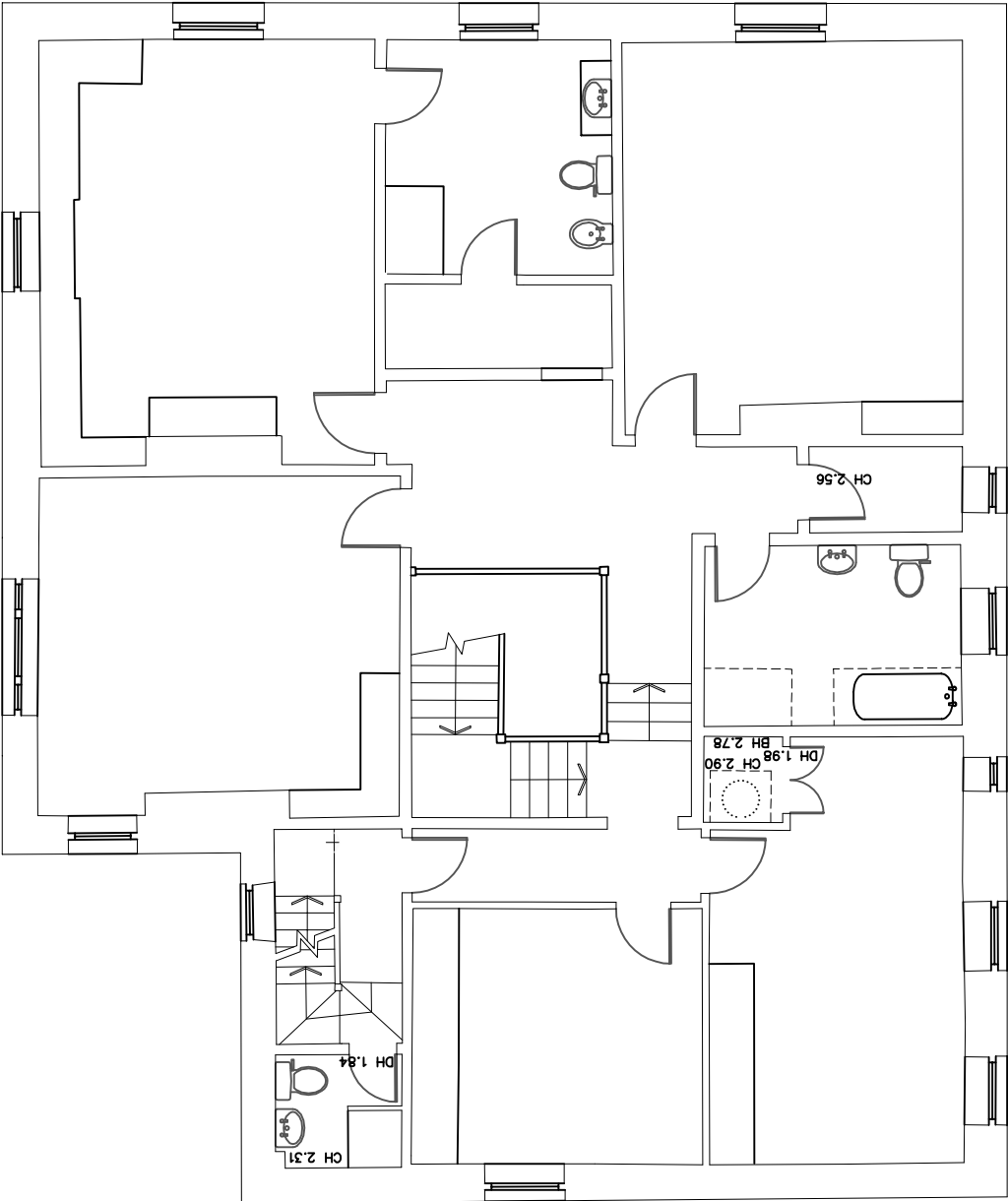
EXISTING PLANS 1

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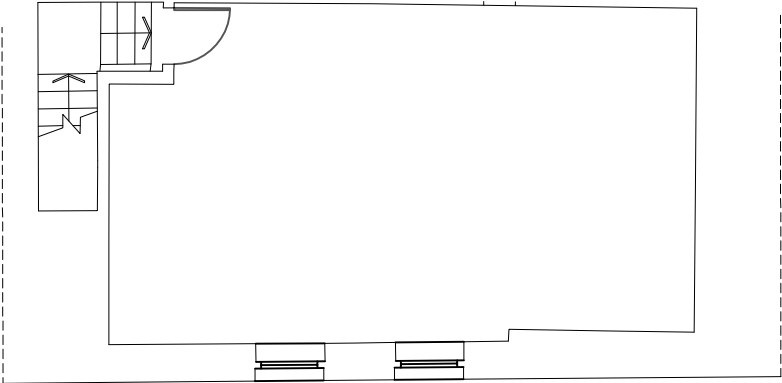
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794.01-P03



First Floor Plan



Second Floor Plan

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PROJECT :

EXTENSION & ALTERATIONS - CLAREMOUNT
HOLLYMOUNT LANE, GREENMOUNT

DRAWING TITLE :

EXISTING PLANS 2

SCALE : DRAWN BY : DATE :

1:100 A3 GCP SEPT 16

DWG N° : REVISION : CHECKED :

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