

Planning Statement and Green Belt Justification

Adaptations to and construction of a Double Storey Side Extension at **84 Church Street, Bury**

on behalf of :

Mr & Mrs Hamilton

Mar 2024

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1. Introduction

1.1 This Planning and Green Belt Justification Statement has been produced to support an application for planning permission for the construction of a Double Storey Side Extension (“the Application Proposals”) for Mr & Mrs Hamilton (“the Applicant”) who lives at 84 Church Street, Bury

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

1.3 This Statement has been prepared pursuant to s.62 of the Town and Country Planning Act 1990 (as amended) and Article 4C of the General Development Procedure Order 1995 (as amended), as informed by Circular 01/2006 and CABE Guidance issued in 2006.

2. The Application Proposal

2.1 The Application Proposals are Shown in more detail on the drawings.; they include construction of a ground floor rear extension to compromise of additional living space.

2.2 The size of the original property is 191.6m³

2.3 The size of the existing extensions are 40m³

2.4 The size to be removed in proposal is 0m³

2.5 The proposal is 74.9m³.

3. National, regional and local planning policy National Planning Policy

3.1 National Planning Policy Framework . chapter 13 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. The Applicant's case and Green Belt Justification

4.1 The Application Proposals included existing extensions increase the % size of to 59% larger than the original property size.

4.2 The property sits within an existing development in Ainsworth. Church Street has approx. 100 properties some of which has been extended over the recent decade. This area.

4.3 The extension will sit to the side of the existing property as such will not be a detriment to the greenbelt. The land that the property is sat in has a medium to large area and the extension would be at its maximum 13m away from the rear boundary. As such an extension on top of the existing building in my professional opinion would be satisfactory.

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4.4 The extension works will be constructed out of materials to the existing giving a look which will sit blend into the local area.

5. Summary and Conclusion

5.1 The Application Proposals respect relevant national and local planning policies. In terms of design, they reflect the very best, and it causes no harm.

5.2 Planning permission should therefore be granted, subject to appropriate conditions