

KG Planning Ltd

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Planning Statement

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1. THE APPLICATION SITE AND ITS SETTING

- 1.1 The application site consists of an existing garage/workshop along with two storage containers, a garage/store and a caravan which are all used in connection with horsiculture and the keeping of chickens.
- 1.2 The site is located on Taylor's Lane, which is a predominantly residential area.
- 1.3 The site is a short walk from Bury New Road where there are bus stops providing easy access to both Bolton and Bury. There is a dedicated cycle lane on Bury New Road and Breighmet District Centre, which provides a wide range of services and facilities, is in easy cycling distance from the site.
- 1.4 The property lies within the Green Belt in Bury's Unitary Development Plan and is designated as a Special Landscape Area.

2. THE PROPOSAL

- 2.1 This statement has been prepared to inform a full planning application for the conversion of the stone built garage/workshop building to a dwelling.

3. RELEVANT TOWN PLANNING HISTORY

- 3.1 Planning application reference 64419/FUL for the demolition of existing detached garage/store and erection of new detached garage/store was approved on 25th October 2019. This application relates to one of the other buildings on the site.

4. PLANNING POLICY

- 4.1 Local planning policy is set out within the development plan, which comprises of Bury's adopted Unitary Development Plan (UDP) 1997.

The most relevant policies to this application are considered to be:

- OL1 Green Belt

- OL1/4 Conversion and Re-use of Buildings in the Green Belt
 - H1 Housing Land Provision
 - H1/2 Further Housing Development
 - H2 Housing Environment and Design
 - H2/1 The Form of New Residential Development
 - H2/2 The Layout of New Residential Development
 - HT2/4 Car Parking and New Development
 - HT4 New Development
 - EN1/1 Visual Amenity
 - EN9/1 Special Landscape Area
- Development Control Policy Guidance Note 9 Conversion of Buildings in the Green Belt also relevant to this proposal.

4.2 Relevant national planning policy is established within the National Planning Policy Framework (the Framework).

5. ANALYSIS

Green Belt

5.1 The Framework attaches great importance to the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes, which are set out in the Framework at paragraph 138, these purposes are re-iterated in policy OL1 Green Belt:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other

urban land.

- 5.2 Paragraph 148 explains that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.3 Paragraph 150 states that the re-use of buildings provided that the buildings are of permanent and substantial construction is not inappropriate and paragraph 149 allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the side of the original building.
- 5.4 Policy OL1/4 states that the conversion and re-use of buildings in the Green Belt is not inappropriate development provided that:
- it would not have a materially greater impact on openness;
 - any extension or re-used buildings and associated uses of land do not conflict with openness;
 - buildings are of substantial and permanent construction and capable of conversion without major or complete reconstruction;
 - the form, bulk and general design are in keeping with the surroundings;
 - suitable access and traffic can be accommodated;
 - all necessary services can be provided;
 - protected species would not be affected.
- 5.5 The proposal is for the re-use of an existing stone building that has been on site for over 50 years – such that it is of substantial and permanent construction. The plans submitted with the application clearly demonstrate that the building can be converted without complete reconstruction. The proposed changes to the main roof, from a hip to a gable with dormers and of the secondary roof, from a flat roof to a gable, will result in a 30% increase in volume over and above the volume of the original building, when the existing extension is taken into account. The existing extension has a volume of 30m³. With the other changes, the total increase in volume will be 49.3m³. The volume of the original buildings is 165.1m³. The footprint will not change. The 30% increase accords with the requirements of the Development Control Policy Guidance Note 9 which allows 33% and overall it is not considered that the proposal will result in a disproportionate addition in accordance with national planning policy.

Housing Development

- 5.6 This proposal will make a positive, albeit small contribution, to the Borough's housing land supply, which, is particularly important given the Borough, cannot currently demonstrate the requisite 5 year supply. A recent appeal decision (reference 3298500 November 2022) states that the Council has a 2.3 year supply, such the current shortfall is considerable.

Design and Amenity

- 5.7 The plans submitted with this application clearly show that the proposal meets the overriding principle of policy H2 which seeks to encourage good design in all new residential development. The requirement for good design is expanded upon in policy H2/1 which requires new development to make a positive contribution to the surrounding area, taking into account a number of factors. Policy H2/2 requires new development to demonstrate an acceptable standard of layout.
- 5.8 The submitted plans demonstrate that the site can accommodate a two bedroom dwelling with sufficient amenity and bin storage space along with off road parking for two vehicles. The development will reflect the character of the surrounding area in terms of design and materials and the orientation of the building will ensure that the amenity and privacy of existing residents is maintained.
- 5.9 Policies EN1/1 and EN9/1 seek to ensure that high standards of design are achieved ensuring that developments are sensitive to their surroundings. The conversion of this existing building will enhance the visual amenity of the area. A mix of stone and render is proposed along with a natural slate roof and the introduction of dormers, reflects the design of the neighbouring property.

Highways, parking and accessibility

- 5.10 In accordance with policy HT2/4 which seeks to make sure that new developments make adequate provision for parking in new developments the proposed site plan demonstrates that provision can be made for two spaces.

- 5.11 Bury New Road provides easy access to Breighmet District Centre and bus routes which offer a frequent bus service to both Bury and Bolton which accords with the principles of policy HT4.

6.1 CONCLUSION

- 6.1 The re-use and small extension of this existing building accords with both national and local Green Belt policy. The conversion of the building to a dwelling, careful design and layout and the use of high quality materials ensures that proposal also accords with policies H1 Housing Land Provision, H2 Housing Environment and Design, H2/1 The Form of New Residential Development, H2/2 The Layout of New Residential Development, HT2/4 Car Parking and New Development policy HT4 New Development, policy EN1/1 Visual Amenity and policy EN9/1 Special Landscape Areas.
- 6.2 In accordance with the presumption in favour of sustainable development, the application should be approved without delay.